

255168 - BH

WARRANTY DEED.

RECEIVED
\$80.00

Know all men by these presents:

That the Ratcliff-Sanders Company, a corporation, in consideration of the sum of eighty thousand (\$80,000.00) dollars, in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Muskogee Wholesale Grocer Company, a corporation, the following described real property and premises situate in Tulsa County, Oklahoma, to-wit:

All of lots two and three (2 and 3) and that part of lot one (1) in block seventy five (75) in the City of Tulsa, described as follows:-
Beginning at a point three and one tenths ($3 \frac{1}{10}$ ') north of the south east corner of lot numbered one (1) and running in a westerly direction on a diagonal line to a point eleven feet (11') ^{north} of the south line of lot numbered one (1) and fifty (50') from the west line of said lot numbered one (1); thence running in a southerly direction on a line parallel with the west line of said lot numbered one (1) a distance of one foot (1') thence running in a westerly direction a distance of fifty feet (50') to the alley line through said block numbered seventy five (75) thence running along said alley line a distance of ten feet (10') to the southwest corner of said lot numbered one (1), thence running in an easterly direction a distance of one hundred and forty feet (140') ^{lot} along said line to the south-east corner of said lot numbered one (1) thence running in a northerly direction along the east line of said lot a distance of three and one tenths feet ($3 \frac{1}{10}$ ') to the place of beginning; the above being a plat of ground having a frontage of one hundred and twenty three and one tenth feet ($123 \frac{1}{10}$ ') on south Elgin Avenue; a frontage one hundred and forty (140') on East First Street, and a frontage of one hundred and thirty (130') feet on the alley through said block; all being in block numbered seventy five (75) in the original town of Tulsa, Tulsa County, State of Oklahoma, according to the official plat and survey thereof, together with any and all rights and privileges owned and possessed or exercised by the mortgagor in and to the Midland Valley Railroad Company's Industrial switch or spur tract running along the northern side of the above described property,

together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To have and to hold the said described premises unto the said Muskogee Wholesale Grocer Company, a corporation, its successors and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, except mortgage executed on the 19th day of January, 1924, to the Farm & Home Loan Association of Nevada, Missouri, to secure an indebtedness of \$60,000.00)

Signed and delivered this 4th day of April, 1924.

(Corp. Seal) Ratcliff-Sanders Company, a corporation,

By R. S. Davis, President.

Attest: G. H. Cloud, Secretary.

State of Oklahoma)

County of Muskogee)

Before me, the undersigned Notary Public in and for said County and State, on this fifth day of April, 1924, personally appeared R. S. Davis, to me known