

State of Oklahoma }
 County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for said County and State on this 9th day of April, 1924, personally appeared Earle T. Miller, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

(SEAL) Paul A. Wilson, Notary Public,

My commission expires September 16th, 1924.

Filed for record in Tulsa County, Okla. on April 9, 1924, at 4:30 P.M. recorded in book 448, page 489, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

255384 - BH

COMPARED

GENERAL
 WARRANTY DEED.

2.00

This indenture made this 8 day of April, 1924, between the Sunset Gardens Company, a corporation, of Tulsa, Oklahoma, party of the first part, and W. R. Ritchie, (whether one or more) of Tulsa, Tulsa County, Oklahoma, party of the second part,

WITNESSETH.

That in consideration of the sum of eighteen hundred twenty five dollars (\$1825.00) the receipt of which is hereby acknowledged, the party of the first part does by these presents grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot two (2) in block seven (7) in Sunset Terrace, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof, filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on June 28, 1923.

To have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining forever.

The said Sunset Gardens Company, does hereby covenant, promise and agree to and with the said party of the second part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible inheritance in fee simple of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements become delinquent on or after June 1, 1923, payment of which excepted taxes and assessments is hereby assumed by second party, and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second party as binding on him, his heirs and assigns, and that the first party will warrant and forever defend the title to said property unto the said party of the second part, his heirs and assigns.

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace, as filed for record aforesaid, and now appearing of record #644 of plats of the records in the office of the County Clerk of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made