

the whole of said sum or sums. and interest thereon, shall then become due and payable, and said party of the second part shall be entitled to the possession of said premises. And the said parties of the first part for said consideration do hereby expressly waive an appraisal of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

In witness whereof the said parties of the first part have hereunto set their hands the day and year first above written,

Geo. Wiles,
Maud G. Wiles.

State of Oklahoma }
Tulsa County } SS

Before me, a Notary Public, in and for said County and State, on this 27th day of February, 1924, personally appeared George Wiles and Maud G. Wiles his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) Clyde Presley, Notary Public.

My commission expires May 19th, 1927.

Filed for record in Tulsa County, Okla. on May 7, 1924, at 11:00 A.M. recorded in book 449, page 136, Brady Brown, Deputy,

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

257572 - BH

GENERAL
WARRANTY DEED.

4.50

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 Neil G. Grubb, (whether one or more) of Tulsa, Tulsa County, Oklahoma, party of the second part.

WITNESSETH:

That in consideration of the sum of forty five hundred dollars (\$4500.00) 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, heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: East (50) ft. lot ten (10), lot west (50) feet lot nine (9) in block ten (10)

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 anywise 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 premises, 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 becoming 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