

part.

WITNESSETH, that in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said 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:

Subdivision #3 of Lot Seven (7) Block One Hundred Thirty-six (136) according to the duly recorded plat of said Lot and the official plat of said City of Tulsa, Oklahoma now on file in the office of the County Clerk of Tulsa County, Oklahoma, and more fully described as follows: Beginning at the Northeast corner of said Lot Seven (7) in Block One Hundred Thirty-six (136) of said City of Tulsa, Oklahoma, according to said Government survey and plat; thence in a Southerly direction along the Easterly end of said Lot 7, Eighty (80) feet; thence Westerly along the course at right angles to said Easterly end a distance of Forty (40) feet; thence in a Northerly direction along the course parallel with the said Easterly and a distance of Eighty (80) Feet to a point in the Northerly line of said Lot 7; thence Easterly along said Northerly line a distance of forty (40) feet to the place of beginning; and all the easements appurtenant to said real estate and particularly described in the General Warranty Deed dated February 28th, 1922, conveying said real estate from Daniel Hunt and Julia Elizabeth Hunt, his wife, to C. B. Peters, which said deed is recorded in the Office of the County Clerk of Tulsa, County, Oklahoma, in Book 395, at Page 203, except such diminutions and modifications of said easements as are caused by or arise from a certain Quitclaim Deed executed by C. B. Peters and R.M. McFarlin to Daniel Hunt, under date of March 14th, 1922, recorded in Book 398, at page 24, in the Office of the County Clerk of Tulsa County, Oklahoma,

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

And said C. B. Peters and Jessie Peters, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT unmatured installments of special assessments and a certain Real Estate Mortgage executed by C. B. Peters to R.M. McFarlin under date of February 28th, 1922, for the sum of SIXTY-TWO THOUSAND FIVE HUNDRED (\$62,500.00) DOLLARS; which the grantee assumes and agrees to pay, and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part, its heirs and assigns, against said parties of the first part,