

Filed for record in Tulsa County, Okla. on July 2, 1923, at 1:00 P.M. and duly recorded in book 455, page 509, By Brady Brown, Deputy.

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

234754 - BH COMPARED

INTERNAL REVENUE

\$ 7.00  
Paid

GENERAL WARRANTY DEED.

This indenture, made this 30th day of June, 1923, between the Sunset Gardens Company, a corporation, of Tulsa, Oklahoma, hereinafter called party of the first part, and William F. Tucker, of Tulsa, Oklahoma, hereinafter called party of the second part.

WITNESSETH.

That, in consideration of the sum of seven thousand dollars (\$7,000.00) 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 situate in the County of Tulsa, State of Oklahoma, to-wit:

Lot number three (3) of block three (3) Sunset Terrace, an addition to Tulsa, Oklahoma; and that part of lot number two (2) of Block three (3) Sunset Terrace, an addition to Tulsa, Oklahoma, bounded as follows, to-wit: Commencing at the northwesterly corner of said lot, thence in a southerly direction along the westerly line of said lot to the southwesterly corner thereof, thence in an easterly direction along the southerly line of said lot two (2) a distance of thirty (30) feet, thence in a northerly direction along a line parallel with the westerly line of said lot two (2) to the northerly line of said lot two (2) thence in a westerly direction along the northerly line of said lot two (2) to the place of beginning, according to the Official Plat of said Sunset Terrace addition filed 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, to and unto the said party of the second part, his heirs and assigns, 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 deliver 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, except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which <sup>with</sup> ~~said~~ 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, and covenants to pay all general or ad valorem taxes for the year 1923.