

in the office of the Register of Deeds of Tulsa County, Oklahoma, and recorded in Book 184 on page 286, on the 26 day of October, 1915, together with note, debt, and claim secured by said mortgage and the covenants contained in said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the day and year first above written.

F. B. McDonald

STATE OF OKLAHOMA
SS
County of Tulsa.

BE IT REMEMBERED, That on this 7th day of July, in the year of our Lord one thousand nine hundred and twenty-three before me, a Notary Public, in and for said County and State, personally appeared F. B. McDonald 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.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires November 23, 1923 (SEAL) Charlotte F. Basse-Notary Public,
Filed for record at Tulsa, Tulsa County, Oklahoma, July 9, 1923 at 8:00 o'clock A.M. and
recorded in Book 457 Page 637

By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

235240-ACM

WARRANTY DEED

COMPARED

THIS INDENTURE, Made this 5th day of July 1923, between the SUNSET GARDENS COMPANY, a corporation, of Tulsa, Oklahoma, party of the first part, and Ethel Wilkins, (whether one or more), of Tulsa, Tulsa County, Oklahoma party of the second part, RECEIVED
JUL 10 1923
250

WITNESSETH:

That in consideration of the sum of Two Thousand Two Hundred Forty Eight DOLLARS (\$2248.00) 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:

Lot Eight (8) and West (10) Ft. (7) in Block Eight (8) 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
27, 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 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, payments 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