

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 Mar. 17, 1927

(SEAL)

Ada Good-Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma, May 29, 1923 at 8:30 o'clock A.M. and recorded in Book 457 Page 88

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

231816-ACM

GENERAL WARRANTY DEED

COMPARED

This Indenture, Made this 23rd day of April A.D., 1923 between The Central National Bank of Tulsa, Oklahoma, Trustee, a corporation, organized under the laws of the State of Oklahoma of Tulsa County, of Tulsa State of Oklahoma, party of the first part, and Ben Ricketts party of the second part,

WITNESSETH: That in consideration of the sum of One Thousand (\$1,000.00) and No/100 DOLLARS, the receipt; whereof is hereby acknowledged, the said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, his heirs, executors and administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eight (8), Block Five (5) Dunbar Addition to the City of

Tulsa, County of Tulsa, Oklahoma, according to the duly re-

corded plat thereof.

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

And said party of the first part its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents, that it is lawfully seized in its 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 the appurtenances; that the same are free, clear, and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT, taxes for years 1923 and that said Corporation will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, his heirs, executors, and administrators, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part hereto has caused these presents to be signed by in its name by its Vice-President and Trust Officer, and its corporate seal to be affixed, attested by its Asst-Cashier at Tulsa, Oklahoma, the year and day first above written.

ATTEST:

(CORP)

THE CENTRAL NATIONAL BANK, TRUSTEE *Name of Corporation*

By R. H. Berry - Asst Cashier (SEAL)

By *G. M. Ransom* VICE-President and TRUST OFFICER.

STATE OF OKLAHOMA,)
(SS.
County of Tulsa,)

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of May 1923, personally appeared G. M. Ransom, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its Vice-President and Trust Officer, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, and as such Trustee for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.

My commission expires June 12, 1923

(SEAL)

Amy M. Walton-Notary Public