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

My Commission expires Dec. 17, 1925 (SEAL) Nola Chapman, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, July 6, 1923 at 3:10 o'clock P. M. in
Book 464, page 35
By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

235159 C. J. COMPARED GENERAL WARRANTY DEED

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 Leta B. Hastings, of Tulsa, Oklahoma, party of the Second part,

WITNESSETH, That in consideration of the sum of Six Thousand Five Hundred and No/100 Dollars (\$6,500.00), 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, her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot One (1) in Block Three (3); and Part of Lot Two (2) in Block Three (3) described as follows: Beginning at the Northwest Corner of Lot One (1), thence Westerly a distance of Forty (40) feet along the front lot line of Lot Two (2), thence Southerly a distance of One Hundred Thirty (130) feet, thence Easterly Forty (40) feet along the back lot line of lot Two (2), thence Northerly One Hundred Thirty (130) feet along the West line of Lot One (1) to the point of beginning, 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 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, 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 party as binding on her, her 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, her heirs and assigns.

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace, as filed for record aforesaid, and now appearing of record in File Record of Plats #644 of the records in the office of the County Clerk of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made a part hereof as fully as if the same were herein set out in full.

INTERNAL REVENUE
\$ 6,500.00
C. J. 7-6-23