

This Indenture, Made this 1st day of July A. D. 19 23, between
Effie D. Douglass, a single woman
of Tulsa County, in the State of Oklahoma, party of the first part, and
Radmond S. Cole party of the second part.

Witnesseth: That in consideration of the sum of Ten thousand (\$10,000.00) DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part Y
of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma; to-wit:

Lot number three (3) in Block Number two (2) , in the Broadmoor Addition to the
city of Tulsa, Oklahoma, according to the recorded plat thereof, subject however,
to the restrictions heretofore imposed in deed from Robert E. Adams, et al to
Fred W. Steiner

INTERNAL REVENUE
5.00
Cancellor

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 Effie D. Douglass, her
heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of
these presents she is lawfully seized in her
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, judgment
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

mortgage held by William Vance, Trustee, dated September 16, 1920 in the Sum of
\$5000.00

and that she will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y of the first part, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim
the same.

In Witness Whereof, The said part S of the first part ha S hereunto set her hand the day and year first above written.

Effie D. Douglass

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 28th
day of August, 19 23, personally appeared Effie D. Douglass, a single woman

~~XXXX~~
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she
executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

~~XXXX~~ my hand and seal the day and year last above written.

Given under

My commission expires July 12th 1924 (Seal) Fanny K. Piddison Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 4 day of Sept, 19 23, at 11.50 o'clock A. M.

Brady Brown Deputy

(Seal) O. G. Weaver County Clerk.