

This Indenture, Made this 18th day of September, A. D. 1923, between

E. G. Cunningham, and Mattie A. Cunningham, his wife,

of Tulsa,

County, in the State of Oklahoma, party of the first part, and

James P. Armstrong and Sarah M. Armstrong,

party of the second part.

Witnesseth: That in consideration of the sum of (\$3250.00) Thirty Two Hundred and Fifty - - -

----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Twelve (12) Deming Place According to the Re-Subdivision of Lots Number One (1) Two (2) Three (3) and Four (4) in Block Nine (9) in Highland Addition and Lots Number One (1) Two (2), Three (3) and Four (4) in Block One (1) Highland Second Addition to Tulsa, Tulsa County, Oklahoma according to the recorded Plat thereof.

2.00

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 E. G. Cunningham and Mattie A. Cunningham, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents that they or lawfully seized in their 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.

One Mortgage Note on said Property for an amount of Fifteen Hundred Dollars, which the Grantee assumes and agrees to pay.

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

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

E. G. Cunningham,

Mattie A. Cunningham,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, ----- a Notary Public, in and for said County and State on this 18

day of September, 1923, personally appeared E. G. Cunningham and Mattie A. Cunningham
his wife,

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

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

My commission expires Jan. 15th, 1927. (SEAL) D. C. Lange, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of Sept., 1923, at 8 o'clock A. M.

Brady Brown Deputy (Seal) O. G. Weaver, County Clerk.