

This Indenture, Made this 25th day of March, A. D. 1921, between
D. O. J. Spratt and Minnie Maye Spratt, husband and wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
J. B. Van Seyon, party of the second part.

Witnesseth: That in consideration of the sum of Sixty two hundred seventy five and no/100
(\$6275) 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, heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Twelve (12), Block Fifteen (15) in the
Oherokee Heights Addition to the City of Tulsa,
according to the recorded plat thereof;

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 parties of the first part, 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 are 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.

Mortgage for Three Thousand Dollars
(\$3000).

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 hands the day and year first above written.

Minnie Maye Spratt

D. O. J. Spratt,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Leslie E. Brooks, a Notary Public, in and for said County and State on this 25th
day of March, 1921, personally appeared D. O. J. Spratt and Minnie Maye Spratt,
husband and 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 Nov. 29, 1924. (SEAL) Leslie E. Brooks, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Oct., 1923, at 2: o'clock P. M.
Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.