

This Indenture, Made this 17th day of November, A. D. 19 23, between

James S. Watson, a single person
Tulsa, County, in the State of Oklahoma, party of the first part, and
Carroll B. McCullough party of the second part.

Witnesseth: That in consideration of the sum of Fifteen Thousand & No/100 DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do 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 Sixteen (16) in Bungalow Court Addition to the
City of Tulsa, Tulsa County, Oklahoma, according to the
official plat thereof, duly recorded in the office of the
Register of Deeds within and for Tulsa County, Oklahoma,

9.00

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 James S. Watson, his
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of
these presents that he is lawfully seized in his
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.

a first mortgage loan in the amount of \$6250.00, in
favor of the Mortgage Bond Co. of New York, all taxes
and special assessments maturing after this date.

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

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

James S. Watson,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Paul R. Warrick a Notary Public, in and for said County and State on this 17th
day of November, 19 23, personally appeared Jas. S. Watson,

and he
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that
executed the same as his 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 July 26th, 1924. (SEAL) Paul R. Warrick Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 19 day of Nov., 19 23 at 4:20 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.