

WARRANT AND FOREVER DEFEND the same unto said party of the second part, his heirs and assigns, 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.

JOHN W. PERRYMAN,
CLARISSA RICHARDS,
B. P. RICHARDS,
By Fletcher H. Pratt
Attorney-in-Fact

STATE OF OKLAHOMA,)
County of Tulsa) SS.

Before me, C. P. Monroy a Notary Public, in and for said State and County, on this 23rd day of Aug. A. D. 1921, personally appeared FLETCHER H. PRATT, to me known to be the identical person who executed the within and foregoing instrument as attorney in fact of John W. Perryman, Clarissa Richards, and B. P. Richards, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of John W. Perryman, Clarissa Richards and B. P. Richards, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and yearlast above written.

My Commission expires Oct 16, 1924 (SEAL) C. P. Monroy, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Mch 7, 1924 at 10:00 o'clock A. M. in Book 486, page 537

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

252924 C.J.

TRUSTEE'S DEED

COMPARED

THIS INDENTURE, Made this 20th day of February, A. D., 1924, between the TITLE GUARANTEE & TRUST COMPANY, a corporation, as Trustee, organized under the laws of the State of Oklahoma having its principal place of business in Tulsa County, in the State of Oklahoma, party of the first part, and B. M. Grotkop party of the second part,

WITNESSETH, That in consideration of the sum of One Thousand Ninety Five and no/100 (\$1095.00) Dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these presents grant bargain, sell and convey unto the said party of the second part, his heirs, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eight (8) Block Three (3) Ridgedale Terrace Second Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof,

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain Warranty Deed now of record in the office of the County Clerk of Tulsa County, Oklahoma, in Book 395 at Page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate, and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to the said party of the second part, and that the same is clear, free and discharged of and from all former and other grants, charges, judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever to observe the covenants and agreements herein contained, and to warrant and defend the title to said land against all claims of every nature, except general and special taxes for 1923 and thereafter, which grantee assumes.