

486 failure to perform in whole or in part any of its implied covenants, conditions, or stipulations until it shall have first been finally judicially determined that such failure exists, and after such final determination, lessee is given a reasonable time therefrom to comply with any such covenants, conditions, or stipulations.

18. This lease and all its terms, conditions, and stipulations shall extend to and be binding on all successors of said lessor or lessee.

IN WITNESS WHEREOF, we sign the day and year first above written.

WITNESS

Mrs. J. W. Evans

W. B. Garrison

Anna M. Garrison

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

Before me, the undersigned, a Notary Public, in and for said County and State on this 25th day of January, 1924 personally appeared W. B. Garrison and Anna Garrison Husband and Wife and to me known to be the identical persons 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.

Given under my hand and seal the day and year last above written.

My commission expires Dec. 8, 1924 (SEAL) Agnes Van Hoose, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feb'y 2, 1924 at 11:35 o'clock A. M. in Book 486, page 64

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

250363 C.J.

COMPARED

TRUSTEE'S WARRANTY DEED

INTERNAL REVENUE

KNOW ALL MEN BY THESE PRESENTS:

\$100

Cancelled

That EXCHANGE TRUST COMPANY, a corporation having its place of business in Tulsa County, State of Oklahoma, party of the first part, as Trustee, in consideration of the sum of \$900.00 to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto H. E. Taylor and Milford Taylor of Tulsa, Oklahoma, as party of the second part (whether one or more, the following described real estate situated in Tulsa County, Oklahoma, to-wit:

Lot Two (2) Block Three (3)

in Summit Heights Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, together with all improvements thereon and appurtenances thereunto belonging or in anywise appertaining, except as hereinafter set forth.

Said Trustee on behalf of Tulsa Live Stock and Industrial Exposition, a corporation, of Tulsa, Oklahoma, the owner of the beneficial interest in said real estate at the time of the execution of this deed, as is shown in a certain Deed of Trust now of record in the office of the County Clerk, Ex-Officio Register of Deeds, of said County and State, dated the 30th day of April, 1921, and recorded in Book 321, at page 193, but not on behalf of itself, and by virtue of the power and authority therein granted, covenants and agrees with the party of the second part that said Trustee at the time of the delivery of these presents is seized of a good and indefeasible title and estate 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 said party of the second part, and that the same are clear, free and discharged of and from all former and other grants, charges, taxes, judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds the beneficial owner of said premises, its successors or assigns, forever, to observe the covenants and agreements herein contained: PROVIDED, HOWEVER, that this deed is made upon the express condition that the party of the second part, their heirs, successors or