

office in said County and State the day and year last above written.

My Commission expires Oct. 27, 1926

(SEAL)

Geo M. Glossop, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Jun 16, 1924 at 9:00 o'clock A. M. in Book 488, page 503

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

260672 C.J.

COMPALED

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)

THIS INDENTURE, Made this 14th day of June A. D., 1924, between Cyrus S. Avery, Essie M. Avery, his wife; Alva J. Niles, Ethel M. Niles, his wife; and C. W. Brewer, Eugenia Brewer, his wife; of Tulsa County, Oklahoma, of the first part, and Mary A. Nelson party of the second part.

WITNESSETH, That in consideration of the sum of FOUR HUNDRED AND FIFTY & No/100 DOLLARS, the receipt of which is hereby acknowledged, said parties of the first part do, by these presents, grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit:

Lot Seventeen (17) in Block Sixteen (16) Federal Heights Second.

Addition to the City of Tulsa, Oklahoma, 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 any wise appertaining forever.

And said parties of the first part, their heirs, executors or administrators do hereby covenant, promise and agree to and with said party of the second part, 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT, all coal rights in or under said land herein above described as shown by indenture dated January 2nd. 1920, same being of record in book 343, page 88 of the records of Tulsa County, Oklahoma, conveying said coal rights to Charles W. Brewer,

And that they will WARRANT and FOREVER DEFEND the same unto the said party of the second part her heirs and assigns, against said parties of the first part, their heirs or 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.

Cyrus S. Avery

Essie M. Avery

Alva J. Niles

Ethel M. Niles

C. W. Brewer

Eugenia Brewer

STATE OF OKLAHOMA,)
County of Tulsa) SS:

Before me, the undersigned Notary Public in and for said County and State on this 14th day of June 1924, personally appeared Cyrus S. Avery, Essie M. Avery, his wife Alva J. Niles, Ethel M. Niles, his wife, and C. W. Brewer, Eugenia Brewer, his wife, personally known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that ----- executed the same as ----- free and voluntary act and deed for the