

of the second part, his heirs and assigns forever, together with all and singular, the hereditaments and appurtenances thereunto belonging, and the title thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partnership or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants. to the extent of said mortgage's interest in and to the land or premises herein conveyed.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements and appurtenances thereto belonging or in anywise appertaining forever,

And the said John W. Perryman, Clarissa Richards and B. P. Richards, her husband 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 they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple of and in the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates judgments, taxes, assessments, and encumbrances, of whatsoever nature and kind. Except a coal lease dated August 11th, 1913 to Hickory Coal Company and except a Right of Way dated July 27, 1909, to Oklahoma Natural Gas Company and that they will Warrant And forever Defend the same unto said party of the second part, 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 23 day of Aug, A. D. 1924. 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 year last above written
My commission expires Oct 16- 1924 (seal) C. P. Monroy Notary Public,
Filed for record in Tulsa. Tulsa County, Oklahoma. December 11th. 1924 at 3.10 O'Clock P. M.
and recorded in Book 489. Page 393.

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

#274040 EO

GENERAL WARRANTY DEED ;

This Indenture, Made this 28th day of April, A. D. 1921 by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt. their attorney in-fact; all of Tulsa, Oklahoma. of the first part and F. P. O'Connor of the second part;

WITNESSETH. That in consideration of the sum of Seven Hundred Dollars the receipt whereof 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, his heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa State of Oklahoma to-wit;

Lot Nine (9) Block Eight (8),

489

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CS

INTERNAL REVENUE
5.100

Cancelled