

ACKNOWLEDGMENT

State of Oklahoma }
County of Tulsa } SS.

Before me the undersigned a notary Public, in and for said County and State on this 31st day of July A. D. 1924, personally appeared J. P. Williams, personally known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary and deed for the uses and purposes therein set forth.

In witness whereof I have herewith set my hand and affixed my notarial seal the day and year last above written.

My commission expires January 31, 1928 (SEAL)

Mary W. Morrison, Notary Public

4492 Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 1, 1924 at 10:45 o'clock A. M. in Book 492, page 488

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

264296 C.J.

No. ...
(DONE IN DUPLICATE)

LAND IRRIGATED UNDER CAMERON COUNTY WATER IMPROVEMENT DISTRICT NUMBER 1.

Mutual Investment Company of Harlingen, Texas, hereinafter styled "SELLER," hereby and herein contracts and agrees to sell to S. C. Calvert, of Tulsa, of the County of Tulsa, State of Oklahoma, hereinafter styled "PURCHASER" and said purchaser hereby and herein contracts and agrees to purchase of and from said seller the following described land

Block 46, Lon C. Hill Subdivision, Cameron County, Texas, containing 17.50 acres of land, more or less.

TERMS OF PAYMENT TO BE AS FOLLOWS:

Demand Note for \$6,000.00

Said notes shall bear interest at six per cent per annum from this date, interest payable annually, and shall contain accelerated maturity clause, attorney's fee clause and such other conditions usual in vendor's lien notes.

Should there be a discrepancy in the acreage above described, same shall be computed at the rate of \$343.00 per acre, and such discrepancy, whether it be more or less than the acreage above specified, shall not invalidate this contract, but adjustment shall be made at the rate per acre herein specified.

Should it be determined that three or more acres are too high for practical irrigation under the system of Cameron County Water Improvement District No. 1, then the seller has the right to furnish the purchaser, a pump of sufficient capacity to lift the water from the canal of the Cameron County Water Improvement District No. 1, which will actually place for practical irrigation, water on the high land.

The seller agrees that on or before thirty days after the 22d day of May, 1924, or within a reasonable time thereafter; provided first this contract has been approved by the seller, and the purchaser has paid the amount of each purchase price named herein and shall have executed or assumed the vendor's lien notes stipulated above, to convey or cause to be conveyed, by General Warranty Deed, the above described land, free and clear of all liens, taxes, encumbrances and charges of every nature whatsoever, except as may be otherwise provided herein, and provided the Purchaser does hereby assume and agree to pay when due, a 1 water charges from date hereof and agree that all other taxes for the year 192---- be pro-rated between the seller and purchaser.

The Seller further agrees to furnish an abstract showing a good and merchantable title, as established by Texas laws, to said land and premises, free and clear of all liens and