

For the sum of \$1225.00 payable as follows: Cash in hand upon confirmation of said sale by the County Court of Tulsa County, Oklahoma,

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said D. W. Crouch, Administrator in all things proceeded and conducted and managed such sale as required by the statute in such case made and provided, and as by said order of sale required and directed.

It is therefore ordered, adjudged and decreed by the Court, that the said sale be, and the same is hereby confirmed and approved and declared valid, and the said D. W. Crouch, Administrator is directed to execute to said purchaser proper and legal conveyance of said real estate.

(Scroll Seal)

John P. Boyd

County Judge

I, Hal Turner, Court Clerk, for Tulsa County, Oklahoma, hereby certify that the foregoing is a true, correct and full copy of the Instrument herewith set out as appears of record in the County Court of Tulsa, County, Oklahoma, this 21st day of July 1924

By E. A. Watterfield, Deputy

(SEAL)

Hal Turner, Court Clerk

Filed for record in Tulsa County, Tulsa Oklahoma, Jul 21, 1924 at 10:45 o'clock A. M. in Book 492, page 93

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

262329 C.J.

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 3rd. day of July, 1924, between the SUNSET GARDENS COMPANY, a corporation, of Tulsa, Oklahoma, party of the First Part, and Vida L. Hotaling (whether one or more), of Tulsa, Tulsa County, Oklahoma party of the second part,

WITNESSETH:

That in consideration of the sum of Thirteen hundred seventy-five DOLLARS, (\$1,375.00), the receipt of which is hereby acknowledged, the party of the First Part does by these presents grant, bargain, sell and convey unto the 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 Nineteen (19) in Block Seventeen (17) in Sunset Terrace, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on June 28, 1923.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

The said SUNSET GARDENS COMPANY does hereby covenant, promise and agree to and with the said Party of the Second Part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible 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, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923, payment of which excepted taxes and assessments is hereby assumed by second party, and except for easement or easements and reservations set forth and described in the recorded plat