

Joe Sherman

State of Oklahoma,)
County of Tulsa.) ss.

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, on this -- day of April, 1925, personally appeared Joe Sherman, to me known to be the identical person who executed the above and foregoing instrument of writing, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal, the day and year last above written.

My commission expires the 19 day of March 1929. (Seal) J. S. Buchanan, Notary Public.
Filed for record in Tulsa, Tulsa County, Oklahoma, April 21, 1925 at 1:00 o'clock P.M. and recorded in Book 495, Page 397.

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

285132 C.M.J.

CONTRACT FOR SALE OR REAL ESTATE.

Be it known that Lillian B. Repa, a single woman, of Tulsa, County of Oklahoma, party of the first part, and W. D. Winn, of Tulsa County Oklahoma, party of the Second part, have this day April 21, 1925, entered into the following contract for sale of real estate, to-wit:

Whereas, first party is the owner of the fee simple title and is now in possession of the following described real estate, Lot Twenty (20), in Block Two (2), North Moreland Addition to the city of Tulsa, Tulsa County, Oklahoma, and

Whereas, she is desirous of selling same and the parties hereto have agreed upon a sale price on said land, it is mutually agreed as follows:

1.

That first party hereby contracts to sell said described property to second party for the sum of Twenty-five Hundred (\$2500.00) Dollars; One Hundred Dollars of which is this day paid, to first party by second party, receipt of which is hereby acknowledged by first part, the balance or remainder to be paid out at the rate of \$30.00 per month beginning May 10th, 1925, and payable each month thereafter until all the remaining \$2400.00, is paid including interest on all deferred monthly payments at the rate of 8% per annum from date hereof; it being understood that the \$30.00 monthly payments shall include first the interest on deferred payments to that date and the balance thereon to be deducted each time from the principal.

2.

It is further understood between the parties hereto, that first party is to put water in the house on said premises thereby connecting same with the city water system of Tulsa, and that she is to pay for same.

3.

It is further agreed between the parties that this contract together with a deed for said premises made by first party to second party of this date, shall be placed in escrow with the Producers National Bank of Tulsa, Oklahoma, and that said Producers National Bank, is to receive the monthly payments of \$30.00, from second party receipting him for the same and when second party has completed his payments under this contract then the said Producers National Bank as Agent of the first party hereto is directed to deliver to second party the Deed which is a part of this escrow.

4.

It is hereby further agreed between the parties that if for any unavoidable cause the second party is unable to meet said monthly payments as they become due then said monthly

COMPARED BY
C.C. and P.S.
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