

and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part hereto has caused these presents to be signed in its name by its Vice-President, and its corporate seal to be affixed, attested by its Secretary at Tulsa, Tulsa County, Oklahoma, the day and year *and day* first above written.

The Hunter Company Name of Corporation.
By R. M. Hunter, Vice-President.

Attest: By S. D. Hunter, Sec.

STATE OF OKLAHOMA , }
COUNTY OF TULSA. } SS.

Before me, the undersigned a Notary Public in and for said County and State, on this 8th day of June, 1925, personally appeared R. M. Hunter to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its Vice-President 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 such Corporation, for the uses and purposes therein set forth. WITNESS my hand and official seal the day and year above written.

My commission expires March 31, 1929. (Seal) Geo. M. Tibbs, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on June 10, 1925 at 9:40 A. M. o'clock recorded in Book 493, page 606.

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

#290140-CW.

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 8th day of June, 1925, between the SUNSET GARDENS COMPANY, a corporation, of Tulsa, Oklahoma, party of the First Part, and Clara L. Cadwell (whether one or more) of Tulsa County, Oklahoma, party of the second part,

WITNESSETH: That in consideration of the sum of Twenty-six Hundred Eighty-five and No/100 DOLLARS, (\$2685.00) 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 Ten (10) in Block four (4) 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 premises, it is lawfully seized in its own right of any 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 in hereby assumes by second party, and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second party as binding on him,

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