

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, by Jack Bell, Guardian of John W. Perryman to Hickory Coal & Mining Company, and that they will Warranty and Forever Defend the same unto said party of the second part, his 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.

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

Before me, ---a Notary Public, in and for said State and County, on this 13th day of January, A. D. 1921, 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.
(Seal)

My commission expires March 27, 1924.

Leone Patton, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 9, 1924 at 3:30 P. M. o'clock recorded in book 496, page 142.
(Seal) by Brady Brown, Deputy.

O. G. Weaver, County Clerk.

267015-CW.

GENERAL WARRANTY DEED.

1.60

THIS INDENTURE, Made this 3 day of September A. D. 1924, between Cyrus S. Avery, and Essie M. Avery, his wife of Tulsa County, in the State of Oklahoma, party of the first part, and David H. Sisson and Eleanor Sisson party of the second part.

WITNESSETH; That in consideration of the sum of Nine Hundred \$900.00 DOLLARS the receipt of which is hereby acknowledged, said parties of the first part do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) Block Four (4) Exposition Heights Addition to the City of Tulsa, according to the Official Plat thereof.

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

And said Cyrus S. Avery and Essie M. Avery, his wife their heirs, executors or administrators do hereby covenant, promise and agree to and with said parties of the second part, at the delivery of these presents that they lawfully seized in their own right of an absolute and indefeasible estate of 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, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT,