

June 21, 1924, between Murray D. Russell and Lucile D. Russell, his wife, F. A. Haver and Maud S. Haver, his wife, Ralph M. Darnell and Dencie E. Darnell, his wife, all of Tulsa, Oklahoma, and Bruce S. Russell and Katherine Russell, his wife, of Ottosen, Iowa, as parties of the first part, and Title Guarantee & Trust Company, a corporation, of Tulsa, Oklahoma, as Trustee, as party of the second part, and now of record in the Office of the County Clerk of said County and State in Record Number 488 at Page 610, covenants and agrees with the party of the second part that the party of the first part at the time of delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate, and covenants that it is in peaceful and undisputed possession of said premise with full right and power to convey the same by this instrument to party of the second part, and that the same is clear, free and discharged of and from all former and other grants, charges, taxes, judgments, and other liens or incumbrances of whatsoever kind or nature except a mortgage for \$12000.00 from Murray D. Russell and wife to Augusta G. Cliness shown of record in Book 284 page 620 of Office of County Clerk of Tulsa County, Oklahoma and assessments for public improvements not yet due, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever, to observe the covenants and agreements herein contained, and to warrant and defend the title to said premises against all claims of every nature.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by its duly appointed Officers the day and year first above written.

(Corporate Seal)

TITLE GUARANTEE & TRUST COMPANY, Trustee,
By J. W. Woodford, Vice-President.

ATTEST: V. H. Day, Secretary,

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

Before me, Rena M. Fowle, a Notary Public in and for said County and State, on this 23rd day of September, 1924, personally appeared J. W. Woodford, 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 proposes therein set forth. Witness my hand and official seal the day and year last above written. (Seal) Rena M. Fowle, Notary Public.
My commission expires March 26, 1928.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 23, 1924 at 1:15 P. M. o'clock
recorded in Book 496, page 309. (Seal) O. G. Weaver, County Clerk.
By Brady Brown, Deputy.

268020-CW.

SHERIFF'S DEED.

INTERNAL REVENUE
\$ 1.00
Cancelled

WHEREAS, on the 11th day of February, 1924, in the District Court of Tulsa County, Oklahoma, in the case of the Calvert Mortgage Company, a Corporation, plaintiff versus J. O. Browne, D. M. Browne, Robt. E. Adams and L. W. Grant, defendants, No. 23948 on the appearance docket, the plaintiff, The Calvert Mortgage Company, obtained, a judgment against the defendants, J. O. Browne and D. M. Browne in the sum of Three Thousand Four Hundred Sixty-seven Dollars and Seventy-one Cents (\$3,467.71), which judgment bears interest at the rate of ten per cent. (10% per annum from its date, and for the additional sum of Three Hundred Fortysix Dollars and Seventy-seven Cents (\$346.77) with interest at six per cent. (6%) per annum from the 24th day of July, 1923, until paid, as an attorney's fee, and costs of said action; and,

WHEREAS, at the same time and as a part of said judgment, the said plaintiff obtained a decree of foreclosure, foreclosing real estate mortgage on Lot Four (4) in Block Four (4) of Elm Park Addition to the City of Tulsa in the County of Tulsa and State of Oklahoma, and the Court further directed that said property be sold without appraisement

COMPARED BY
[Signature] and [Signature]