

It is further agreed that the party of the first part pay all taxes assessed against the above real estate during the life of this lease and the party of the second part will pay all taxes assessed against the personal property and buildings that he now owns on said leased premises or may hereafter place on said premises by himself, his heirs or assigns.

It is further agreed that all the covenants contained herein shall extend to and be binding upon the heirs, executors, administrators and assigns of the parties to this lease.

The said E. L. Berry, party of the first part, covenants that she is the lawful owner of said leased premises and has a right to make this lease, and that she will warrant and defend the title to said real estate and premises to the party of the second part, his heirs or assigns.

In Witness Whereof the parties hereto have subscribed their names the day and year first above written.

Mrs. E. L. Berry, Party of the First Part

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

Ben H. Lancaster, Party of the Second Part.

Before me, Y. M. Corder, a Notary Public in and for said County and State, on this 28th day of July, 1924, personally appeared E. L. Berry and B. H. Lancaster to me known to be the identical persons who executed the above and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. In Witness Whereof I have hereunto set my hand and official seal the day and year last above written.  
(Seal) My commission expires March 13, 1926.

Y. M. Corder, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 26, 1924 at 10:35 A. M. o'clock  
recorded in book 496, page 343.  
By Brady Brown, Deputy. (SEAL) O. G. Weaver, County Clerk.

268226-CW.

# TRUST DEED.

KNOW ALL MEN BY THESE PRESENTS: THIS INDENTURE, made this the 18th day of September, 1924, by and between Alf G. Heggem, and Bertha Pearl Heggem, his wife, grantors, and parties of the first part, and Title Guarantee & Trust Company, a corporation, grantee, and party of the second part, WITNESSETH:

THAT for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, paid to the parties of the first part by the party of the second part, the receipt of all of which is hereby acknowledged, the said parties of the first part have this day GRANTED, BARGAINED, SOLD, ALIENED, AND CONVEYED, and do by these presents GRANT, BARGAIN, SELL, ALIEN and CONVEY, unto the Title Guarantee & Trust Company, party of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit: Lots Nine and Ten (9 and 10) in Block Eight (8) of Sunset Park Addition to the City of Tulsa, Tulsa County, Oklahoma, together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature, but, in trust nevertheless, for the following purposes, and subject to the following conditions;

1. The said Title Guarantee & Trust Company is to sell said property at any time within twelve (12) months from the date of this deed, for not less than the sum of Eighty Thousand (\$80,000.00) Dollars.
2. To deed the said property to Alf G. Heggem, or to any person, firm or corporation whom he shall so direct, within fifteen (15) months from the date hereof, upon the payment to the said Title Guarantee & Trust Company of the sum of Eighty Thousand \$80,000.00

COMPARED BY  
P. S. and J. H.