

to be paid, the advertisement, sale, receipt of money and the execution of the deed to the purchaser shall be received as prima facie evidence of such fact; and such Trustee shall, out of the proceeds of said sale, pay, first, the cost and expense of executing this Trust, including legal compensation to the Trustee for his services; and, next he shall apply the proceeds remaining over the payment of said debts and interest, or so much thereof as remains unpaid, and the remainder, if any, shall be paid to the said parties of the first part, or his or their legal representative.

And the said party of the second part covenants faithfully to perform and fulfill the Trust herein created.

The said parties of the first part hereby waive the benefit of the homestead and exemption laws of the State of Oklahoma, in so far as they affect the property herein referred to.

IN WITNESS WHEREOF, The said parties have hereunto set their hands and seals the day and year first above written.

This Deed of Trust accepted this 3rd
day of September, 1924.

Caroline Brown,
Bedford, Brown.

F. O. Cavitt, Trustee.

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

Before me, a Notary Public, in and for said County and State, on this 3rd day of September, 1924, personally appeared Caroline Brown and Bedford Brown, to me personally known to be the identical persons who executed the within 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.

WITNESS my hand and official seal the day and year last above written
(Seal) N. J. Robinson, Notary Public.
My commission expires Jan. 24, 1928.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 5, 1924 at 3:40 P. M. o'clock in
Book 496, page 94.
By Brady Brown, Deputy. (SEAL) O. G. Weaver, County Clerk.

266725 -GW.

WARRANTY DEED.

THIS INDENTURE, Made this 4th day of September, 1924, between the SUNSET GARDENS COMPANY, a corporation, of Tulsa, Oklahoma, party of the first part, and Gertrude R. Banes (whether one or more), of Tulsa, Tulsa County, Oklahoma, party of the second part.

WITNESSETH: That in consideration of the sum of Twenty-two Hundred Seventy-five DOLLARS, (\$2,275.00), 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 Twenty-seven (27) in Block Seventeen (17) 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

2.50