

never become operative against any corporation, partnership or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and to the land or premises herein conveyed.

To have and to hold the same, together with all and singular the tenements, and appurtenances thereto belonging or in anywise appertaining forever.

And the said John W. Perryman, Clarissa Richards and B. P. Richards, her husband, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with 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 of and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, of whatsoever nature and kind, except a coal lease dated August 11th, 1913, to Hickory Coal & Mining Company, that they will warrant 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, attorney-in-fact.

State of Oklahoma )  
County of Tulsa ) SS Before me, C. P. Monroy, a Notary Public, in and for said <sup>State</sup> County and County on this 23 day of Aug. 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 abovescribed.

(SEAL) C. P. Monroy, Notary Public.

My commission expires Oct. 16, 1924.

Filed for record in Tulsa Co. Okla. on Nov. 13, 1924, at 11:10 A.M. recorded in book 497, page, 360, Brady Brown, Deputy,

(SEAL) O. G. Weaver, County Clerk.

271866 - BH

#### GENERAL WARRANTY DEED.

This indenture made this 3d day of November, A.D. 1924, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma, of the first part, and P. M. Shook, of the second part.

Witnesseth, that in consideration of the sum of three hundred fifty dollars, the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

Lot three (3) block four (4)