

Filed for record in Tulsa County, Tulsa, Oklahoma on Nov. 10th, 1924 at 4:35 P. M. o'clock,  
recorded in Book 499, page 175.

By Brady Brown, Deputy.

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

271686-CW.

INTERNAL REVENUE  
\$ 50  
Cancel

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 20th day of October A. D., 1924, between Cyrus S. Avery, Essie M. Avery, his wife; Alva J. Niles, Ethel M. Niles, his wife; and C. W. Brewer, Eugenia Brewer, his wife, of Tulsa County, Oklahoma, of the first part, and Joel Hodges party of the second part.

WITNESSETH, That in consideration of the sum of Three Hundred and Fifty and No/100 DOLLARS, the receipt of which is hereby acknowledged, said parties of the first part do by these presents, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit: Lot Fifteen (15) in Block Sixteen (16) in Federal Heights Second Addition to the City of Tulsa, Oklahoma, according to the recorded 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 party of the first part, 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 that they are 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 whatsoever nature and kind, EXCEPT, all coal rights in or under said land herein above described as shown by indenture dated January 2nd, 1920, same being of record in Book 343, page 68 of the records of Tulsa County, Oklahoma, conveying said coal rights to Charles W. Brewer.

And that they will WARRANT AND FOREVER DEFEND the same unto the said party of the second part his heirs and assigns, against said parties of the first part, their heirs or assigns, ~~against said parties of the first part, their heirs or 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.

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

Cyrus S. Avery.  
Essie M. Avery.  
Alva J. Niles  
Ethel M. Niles  
C. W. Brewer.  
Eugenia Brewer.

Before me, the undersigned Notary Public in and for said County and State on this 20th day of October, 1924, personally appeared Cyrus S. Avery, Essie M. Avery, his wife and Alva J. Miles, Ethel M. Niles, his wife, C. W. Brewer, Eugenia Brewer, his wife, who executed the within and foregoing instrument and acknowledged to me that - executed the same as free and voluntary act and deed for the uses and purposes therein set forth. In Testimony whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Seal) Leone Patton, Notary Public.

My commission expires March 27, 1928.

Filed for record in Tulsa County, Tulsa, Oklahoma on Nov. 10, 1924 at 4:40 P. M. o'clock,  
recorded in book 499, page 176.

By Brady Brown, Deputy.

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

COMPARED BY  
J.S. and J.H.