

hereby authorized and empowered to deliver the said Warranty Deed, to the said party of the second part, or his assigns, when the total sum due the said parties of the first part, being in the sum of FOURTEEN HUNDRED THIRTY DOLLARS (\$1430.00) together with interest thereon has been paid in full.

And the said second party in consideration of the premises, hereby agrees to pay all taxes and assessments, accruing hereafter when due, that may be levied against said property, and will not at any time allow any taxes or assessments against said property during the existence of this agreement to become delinquent.

This contract shall extend to and be binding upon the heirs of the parties hereto.

In construing this instrument the word "First parties" and "Second Party" wherever used, shall be held to mean the parties named in the preamble hereto.

STATE OF OKLAHOMA,
COUNTY OF TULSA.

} SS.

C. W. Sullivan, Party of the first part,
Cora Sullivan, Party of the first part.
James S. Reichard, Party of the second part.

Before me, Chas. K. Warren, a Notary Public, in and for said County and State, on this 25th day of September A. D. 1924, personally appeared C. W. Sullivan and Cora Sullivan, (Husband and wife) the parties of the first part, and James S. Reichard, the party of the second part, herein, and to me 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. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written. (Seal) Chas. K. Warren, Notary Public.
My commission expires April 17th, 1927.

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct. 23, 1924 at 2: P. M. Book 499, Page 2.
By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

270315-CW.

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That Fortner D. Bell and Tenney Bell, his wife, of Tulsa, Oklahoma, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto Laura Parks, a widow, of Dallas, Texas, the following described real property and premises situate in Tulsa County, Oklahoma, to-wit: The West One-Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of section Twenty-eight (28), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, in Tulsa County, Oklahoma, according to the Government Survey thereof;

Reserving, however, to the grantors, an undivided one thirty-second (1/32) interest in and to the oil and gas and oil and gas rights in said premises, which said interest is equivalent to an undivided one-fourth (1/4) of the one-eighth (1/8) royalty interest, together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD the said described premises unto the said Laura Parks, her heirs, successors and assigns forever free, clear and discharged of and from all former grants charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except Mortgage of \$3500.00 to Central Life Assurance Society, and second Mortgage of \$546.87 to Finerty Investment Company, recorded in Book 455, at page 486, less interest payments made on first lien and partial payments made on second mortgage. Also except taxes for 1925.

Signed and delivered this 23rd day of October, 1924.
Fortner D. Bell,
Tenney Bell

INTERNAL REVENUE
1.50
Cancelled