

TO HAVE AND TO HOLD such easement and right of way unto the City of Tulsa its successors or assigns, forever.

Dated, this 16 day of October A. D. 1924.

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

W. M. Halsey.

Before me, the undersigned, a Notary Public within and for said County and State, on this 16 day of October 1924, personally appeared W. M. Halsey, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Approved as to form My commission expires Aug. J. Caskie Scott, Notary Public.  
I. J. Underwood, City Attorney 10, 1926.

Approved as to substance  
Charles Schmitt, City Engineer.

Filed for record in Tulsa County, Tulsa, Oklahoma on Feb. 3rd 1925 at 3:00 P. M. o'clock

Recorded in Book 499, page 540.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

#278099-CW.

WARRANTY DEED.

THIS INDENTURE, Made this 5th day of February, 1925 between the Sunset Gardens Company, a corporation, of Tulsa, Oklahoma, party of the first Part, and Frederick S. Cornette (whether one or more), of party of the second part,

WITNESSETH: That in consideration of the sum of Seventeen Hundred Seventy-five and No/100 DOLLARS, (\$1775.00), 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, his heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) in Block Twenty-one (21) 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 thereto belonging or in any wise appertaining forever.

The said SUNSET GARDENS COMPANY does hereby covenant, promise and agree to and with the said Part of the Second Part, that at the delivery of these premises, it is lawfully seized in its own right of an absolute and indefeasible 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, 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 general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923, payment of which excepted taxes and assessments is hereby assumed by second party and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second party as binding on him, his heirs and assigns, and that the First Party will warrant and forever defend the title to said property unto the said Party of the Second Part, his heirs and assigns.

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace, as filed for record aforesaid, and now appearing of record in Book

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