

Second party shall not assign or sell this lease or any interest therein without written consent of first party.

Second shall keep all improvements on said premises in as good condition as they are now in, natural wear and tear and damage by the elements excepted.

If the rent is not paid at the time and in the manner above stated this lease shall be null and void.

Witness our hands the day and year first above written.

Conny Murphy, Guardian.

Charles Stunkard.

State of Oklahoma)

Wagoner County (S.S.

Before me W.A. Brigham a Notary Public in and for said County and State on this 15th day of September 1909 personally appeared Charles Stunkard and Conny Murphy to me known to be the identical persons who executed the foregoing instrument of writing 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 notarial seal at my office in the day and year last above written.

(seal)

W.A. Brigham, Notary Public.

My Com. Expires June 22nd, 1911.

Filed for record at Tulsa, Okla. Dec. 31, 1909 at 2:40 O'clock P.M.

H.C. Walkloy, Register of Deeds (seal)

WARRANTY DEED

THIS INDENTURE WITNESSETH:

That D.M. Tucker and Annie Tucker of Bixby, County of Tulsa, State of Oklahoma, party of the first part, in consideration of the sum of Four Hundred dollars in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto J.S. Martin of Tulsa, County in the State of Oklahoma, part-- of the second part, the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit:

All of Lot Two (2) in Block Number Twenty seven (27) in the original townsite of Bixby, Okla. as shown by the record thereof as recorded in the office of the Register of Deeds in Tulsa County, and State of Oklahoma, together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part his heirs 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.

In witness whereof, we hereunto set our hands and seals this 20th day of December 1909.

D. M. Tucker (seal)

Anna Tucker (seal)