

COMPARED

## WARRANTY DEED

THIS INDENTURE, Made this 15th, day of September, 1909, between Mrs. Amanda Sharp party of the first part, and J. E. Crosbie, party of the second part.

WITNESSETH: That the said party of the first part, in consideration of the sum of Sixteen Thousand (\$16,000.00) Dollars, the receipt whereof is hereby acknowledged, does 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, and State of Oklahoma, to-wit:

: All of Lot One (1) and the northerly half of Lot Two (2) in Block One Hundred and Sixty One (161) in the Original town of Tulsa, more particularly described as follows: Beginning at the Northeastly corner of said Lot Two (2) thence along the Northwestly line of said Lot Two (2) One Hundred and Forty Feet to the Northwestly corner of said Lot Two (2) thence along the Westerly line of said Lot Two (2) Southeastly fifty (50) feet; thence at right angles and parallel to the Northwestly line of said Lot Two (2) One Hundred and Forty (140) feet to the Easterly line of Lot Two (2) thence Northwestly Fifty (50) feet to the place of beginning, according to the official plat and survey thereof. approved by the Secretary of the Interior.

Also including all gas and electric fixtures, chandeliers, mantles, wood-work and all fixtures, pipes, material, attachments and equipment of every kind and character on said premises or connected therewith and with the buildings thereon.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

And the said Mrs. Amanda Sharp, for herself, her heirs, executors or administrators does hereby covenant, promise and agree to and with the said party of the second part, that at the delivery of these presents, she is lawfully seized in her own right of an absolute and indefeasible estate of inheritance in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, charged, judgments, taxes, assessments and incumbrances, of whatever kind and nature soever: except one mortgage dated August 13th, 1907, executed by William F. Nelson and wife, to W. L. Bcynton, in the amount of Three Thousand (\$3,000.00) Dollars, and recorded in Book 11, page 254 of the records of the Clerk of The United States Court, and Ex-Officio Recorder at Tulsa, in the old Twenty Eighth Recording District of the Indian Territory, and of which said sum there remains uppaid the sum of Twenty Six Hundred Fifty & 00/100 Dollars. and also a mortgage in the amount of Three Hundred (\$300.00) Dollars, dated August 13th, 1907, by William F. Nelson and wife, to the Deming Investment Company, recorded in book 11, at page 452, of the records of the Clerk of the United States Court and Ex-Officio Recorder at Tulsa, in the old Twenty Eighth Recording District of the Indian Territory, and of which said sum there remains unpaid, the sum of One Hundred Fifty & 00/100 Dollars and except paving assessments and general taxes for the year 1909 and thereafter, and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns, against said party of the first part, her heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand, the day and year first above written.

WITNESS:

Mrs. Amanda Sharp.

R. R. Rose

H. M. Tharp.