

set out, the parties of the first part have this day sold and do hereby grant, bargain and sell and convey unto the party of the second part, and to his heirs and assigns, the following described real estate situate in Tulsa County, State of Oklahoma, to-wit:

That portion of Lot 3 in block 6, City of Tulsa, described as follows: Beginning at the northwest corner of said lot 3, running thence along the lot line of said lot 3, a distance of 13 feet, in a southeasterly direction; thence in a northeasterly direction, a distance of 31 feet, to a point on the line dividing the Creek and Cherokee Nations; thence along said dividing line to the place of beginning. Also that portion of lot seven in block 20, in North Tulsa, described as follows: Beginning at the Southwest corner of ^{said} lot 7, running thence in a Northwestly direction along the block line of said block a distance of 74.4 feet, thence northeasterly along the line dividing lots 7 & 8 in said block, 140 feet to an alley; thence Southeastly along said alley line, a distance of 88 feet; thence in a Southwesterly direction, parallel to and 88 feet distant from the said line dividing said lots 7 & 8 to a point on the line dividing Creek & Cherokee Nations, thence west along said line to place of beginning.

In consideration whereof the party of the second part has agreed and hereby agrees to pay to the first parties the sum of Twenty-three Hundred Sixty (\$2360.00) Dollars, payable at the times and in the manner following.

Five Hundred (\$500.00) dollars cash upon the execution and delivery of this instrument, same having been paid by the party of the second part as follows;

Two Hundred Fifty (\$250.00) Dollars cash to William J. Neet, and Two Hundred Fifty (\$250.00) Dollars cash to Mary Neet, the receipt of which said sums of money is hereby acknowledged by the said William J. Neet and Mary Neet. The balance of said consideration, to-wit, the sum of Eighteen Hundred Sixty (\$1860.00) Dollars to be paid upon the delivery by the parties of the first part to the party of the second part, of a general warranty deed conveying perfect title to the premises above described. Said title to be free, clear and discharged of any and all liens, encumbrances, taxes, and judgments, of whatsoever kind, nature and description.

It is further agreed that the party of the second part shall furnish an abstract of title to the premises above described at his own expense, and that out of said balance of Eighteen Hundred Sixty (\$1860.00) Dollars as above set forth, the party of the second part shall pay any and all liens, encumbrances, judgments or taxes which may be shown against the premises above described by said abstract, and after paying off all of said liens and encumbrances, party of the second part shall pay the balance of said consideration as follows:

Two Hundred (\$200.00) Dollars cash to Ella Neet one half of the balance remaining to be paid to William J. Neet and the other one half of said balance to be paid to Mary Neet. The parties of the first part hereby agree to execute the warranty deed above described and it is agreed that the said deed shall be executed by them and together with a copy of this contract shall be placed in escrow in the Merchants & Planters Bank, Tulsa, Oklahoma, same to be delivered when the abstract of title aforesaid shows the title of the said