

by reason of fire, and that upon the violation of or default in any of the preceding covenants and provisions, or the non-payment of the rent, as aforesaid, the said party may, at his election, declare this lease at an end, and recover the possession of said premises as if held by forcible detainer, the said party of the second part ^{hereby} waiving any notice of such election, or any notice or demand for the possession of said premises.

The covenants hereon shall extend to and be binding upon the heirs, executors and administrators of the parties to this lease.

IN WITNESS WHEREOF, the said parties have hereunto set their hands the day and year first above written.

John C. Escoe, Guardian of Viola
Flowers.

J.S. Archer.

State of Oklahoma, Tulsa County SS.

Before me a Notary public on this 18th day of July 1910, personally appeared John C. Escoe, and J.S. Archer, who are to me known to be the identical persons who executed the within and the 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.

Witness my hand and notarial seal the day and year last above written.

(seal)

Hayward Hayden, Notary public.

My commission expires Dec. 28, 1911.

Filed for record at Tulsa, Okla. Jul. 19, 1910 at 5 o'clock P.M.

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

WARRANTY DEED.

COMPARED *Tulsa*
11-4-56

KNOW ALL MEN BY THESE PRESENTS:

THAT Richard Scott (a single man) of Teton County, and State of Montana, in consideration of the sum of Sixty Dollars in hand paid by Chas. F. Zook of Nemaha County, and State of Nebraska, do hereby sell and convey unto the said Chas. F. Zook the following described premises, situated in the County of Tulsa, and State of Oklahoma to-wit: East one half (E 1/2) of the South west quarter (SW 1/4) and lot Three (3) section thirty (30) town Nineteen (19) range fourteen (14) east according to the United States survey, said parcel of land being known and designated upon the plat thereof as Lots Eleven (11) and Twelve (12) Block Thirteen (13) town of Alsuma, Oklahoma.

And I hereby covenant with said Chas. F. Zook that I hold said premises by good and perfect title; that I have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever. And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said Richard Scott hereby relinquishes my right in and to the above described premises.

Signed this 12th day of July 1910.

Richard Scott

In presence of
R. Ferguson
Sidney Hishberg.