

GENERAL WARRANTY DEED RECORD NO. 401

The New-Bright Trust & Audit Co., Shawnee, Okla.

THIS INDENTURE, Made this 20th day of June A. D. 1922, between

Clara A. Avery a widow,
 of Tulsa County, in the State of Oklahoma, party of the first part, and
 L. H. Agard
 party of the second part.

WITNESSETH: That in consideration of the sum of One dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, said part y of the first part, do ss by these presents, grant, bargain, sell and convey unto said part y 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:

The South Forty Five (45) feet of the North 85 feet of Lot Eighteen (18) in Block Twelve (12) in Irving Place Addition to the city of Tulsa, County, State of Oklahoma.

INTERNAL REVENUE
 \$ 50
 Cancelled

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.

And said Clara A. Avery her heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that she is lawfully seized in her own right of an absolute and indefeasible estate of 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Special assessments not due.

and that they will warrant and forever defend the same unto the said part y of the second part, his heirs and assigns, against said part y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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

Clara A. Avery

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Edward E. Barrett, a Notary Public in and for said County and State on this 22nd

day of June, 1922, personally appeared

Clara A. Avery a widow, and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires March 27th 1924 (SEAL) Edward E. Barrett Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 22nd day of July, 1922, at 10:35 o'clock A. M.

Book 401, Page 296

F. Delman

Deputy.

(SEAL) O. D. Lawson

County Clerk.