

COMPARED

## GENERAL WARRANTY DEED RECORD NO. 401

The News-Banner Print &amp; Bind Co., Oklahoma City, Okla.

206099 C.M.J.

THIS INDENTURE, Made this 7 day of August A. D., 1922, between

W. O. Downey and Neppie A. Downey, husband and wife

of Tulsa

County, in the State of Oklahoma, party of the first part, and

J. R. Clark

party of the second part.

WITNESSETH: That in consideration of the sum of

One Dollar and other valuable considerations

DOLLARS,

the receipt whereof is hereby acknowledged, said part 1st of the first part, do by these presents, grant, bargain, sell and convey unto said part 2nd 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:

All of Lots Six (6) and Seven (7) and Eight (8) in Block Three (3) in Elm Ridge Addition to the City of Tulsa according to the recorded plat thereof and all of Lot Eleven (11) in Elm Ridge Second Addition to the city of Tulsa according to the recorded plat thereof.

INTERNAL REVENUE

120

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 W. O. Downey and Neppie A. Downey their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd of the second part, that at the delivery of these presents that they are lawfully seized in their 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 Certain contracts for sale of above described lots dated Nov. 8, 1920 (for lot 8) (Edward Shoefstall) and L. S. Miles contract dated June 19, 1922, for lots 6 & 7, Lot 11 in Elm Ridge 2nd Addition to Tulsa, Okla. (Contractees Homer A. and Helen Miller) and recorded in County Clerks office Tulsa County, Oklahoma Book 398, Page 29.

and that they will warrant and forever defend the same unto the said part 2nd of the second part, his heirs and assigns, against said part 1st 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 parties of the first part hereunto set their hand, s the day and year first above written.

W. O. Downey

Neppie A. Downey

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of August 1922, personally appeared

W. O. Downey and Neppie A. Downey, husband and wife,

to me known to be the identical person, s who executed the within and 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 the official seal the day and year last above written.

My commission expires October 11th, 1922. (Seal) Elizabeth Bernhardt, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 8th day of August 1922, at 3:25 o'clock P. M. Book 401, Page 456

F. Delman,

Deputy.

(Seal)

O. D. Lawson,

County Clerk.