

GENERAL WARRANTY DEED RECORD NO. 401

The News-Bulletin, Print & Audit Co., Shawnee, Okla.

206314 C.M.J.

COMPARED

THIS INDENTURE, Made this 31st day of July A. D., 1922, between

J. D. Simmons and Effie E. Simmons his wife

of Tulsa

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

Mrs. D. B. Clevenger a single woman

party of the second part

WITNESSETH: That in consideration of the sum of \$1.00 One Dollar and exchange of property

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, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Number Eight (8) in Broadmoor Heights
Addition to the city of Tulsa, Oklahoma,
according to the recorded plat and survey
thereof.

INTERNAL REVENUE

\$ 2.00

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.

J. D. Simmons and Effie E. Simmons, his wife their

And said 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 a certain mortgage of \$9000.00 in favor of Leonard and Braniff of Tulsa Okla. which second party assumes and agrees to pay and special assessments not yet due.

and that they will warrant and forever defend the same unto the said part 2nd of the second part, her heirs and assigns, against said part 1st of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set their hand, s the day and year first above written.

J. D. Simmons

Effie E. Simmons

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Undersigned, a Notary Public in and for said County and State on this 1st

day of August 1922, personally appeared

J. D. Simmons

and Effie E. Simmons, his wife

to me known to be the identical person 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 June 18th, 1925. (Seal) Russ L. Grant, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 11th day of August 1922, at 1:00 o'clock P. M.

Book 401, Page 492.

F. Delman,

Deputy.

(Seal)

O. D. Lawson,

County Clerk.