

208053 GH

WARRANTY DEED RECORD No. 414

COMPARED

This Indenture, Made this 17th day of July, A. D. 1924, betweenJoseph Kraus and Fannie Kraus husband and wifeof Tulsa County, in the State of Oklahoma, party of the first part, andChas. B. Parker Guardian of Charlotte S. and Harriette A. Parker minors party of the second part.Witnesseth: That in consideration of the sum of \$1.00

and other good and valuable sufficient consideration

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby present grant, bargain, sell and convey unto said party of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Number Twenty Six (26) in

Block Number One (1) of the Beauchamp

Addition to the city of Tulsa, according

to the recorded plat thereof.

INTERNAL REVENUE

\$ 7.50

Cancelled

To Have And To Hold The Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Joseph Kraus and Fannie Kraus for themselves their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

One certain real estate mortgage to Aetna Building & Loan Assn. for the sum of \$4,000.00 which second parties agree to assume and pay.

and that they will warrant and forever defend the same unto the said party of the second part ies their heirs and assigns against said parties 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 party of the first part has hereunto set their hands the day and year first above writtenJoseph KrausFannie KrausSTATE OF OKLAHOMA, Tulsa County, ss.Before me, Frank S. Daniel a Notary Public, in and for said County and State on this 17thday of July, 1924 personally appearedJoseph Kraus and Fannie Krausto me known to be the identical persons 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 official seal the day and year last above written.

My commission expires, April 30th 1924(SEAL) Frank S. Daniel

Notary Public.

STATE OF OKLAHOMA, Tulsa County, 8th day of Sept., 1924 at 1:00 o'clock P. M.
Filed for record this 13th day of Sept., 1924 at 1:00 o'clock P. M.
F. Delman Deputy. (SEAL) O.D. Lawson County Clerk.