

WARRANTY DEED RECORD NO. 429

217549 COMPARED

The New Oklahoma Title & Audit Co., Shreveport, La.

This Indenture, Made this 4th day of December, A. D., 1922, between
G. B. Bancroft and Etta A. Bancroft husband and wife,
 of Tulsa County, in the State of Oklahoma, party ^{ies} of the first part and
E. B. Burns party of the second part.

Witnesseth: That in consideration of the sum of Five Thousand & 00/100
(\$5,000.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part ^{ies} of the first part do hereby present 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:

Lot three (3) Block One (1) Home Gardens Second
 Addition to the city of Tulsa, Oklahoma according
 to the recorded plat thereof.

INTERNAL REVENUE
 2 22
 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 G. B. Bancroft and Etta A. Bancroft for themselves and their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ^y 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 mortgage for \$2500.00 payable to Home Building & Loan
 Association, of Tulsa, Oklahoma, which grantees assume and agree to
 pay.

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 the claims of all and heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under said first party.

In Witness Whereof, The said part ^{ies} of the first part have hereunto set their hand the day and year first above written.

G. B. Bancroft

Etta A. Bancroft

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, W. A. Setser a Notary Public, in and for said County and State on this 4th
 day of December, 1922, personally appeared

G. B. Bancroft and Etta A. Bancroft his 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 official seal the day and year last above written. In Testimony Whereof I have hereunto set my
 hand and official seal the day and year last above mentioned.
 My commission expires Feb. 6th 1926 (SEAL) W. A. Setser Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27th day of Dec., 1922, at 1:45 o'clock P. M.

Book No. 429, Page No. 413

(SEAL) O. D. Lawson County Clerk.

F. Delman

Deputy.