

## WARRANTY DEED RECORD NO. 429

215215 GH

The First Party, B. O. Shepherd and Ruth P. Shepherd, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the County of Tulsa, State of Oklahoma, on this 1st day of December, 1922.

CONTAINED

This Indenture, Made this 29th day of November, A. D., 1922, between

B. O. Shepherd and Ruth P. Shepherd husband and wife

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

Sarah Katherine Giles party of the second part.

Witnesseth: That in consideration of the sum of Three Thousand (\$2000.00) DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said party 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:

All of Lot Twenty Four (24) Block One (1)  
 of Home Gardens Addition to the city of Tulsa  
 according to the official recorded plat thereof.

INTERNAL REVENUE  
 \$3.00  
 Paid

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 B. O. Shepherd and Ruth P. Shepherd 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 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 One Thousand (\$1000.00) dollars payable to E. R. Jones Trustee bearing interest at the rate of 10% per annum from July 6th 1922 until paid recorded in Book 389 page 502

and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns against said party 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 have hereunto set their hand the day and year first above written.

B. O. Shepherd

Ruth P. Shepherd

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Robt. W. Gibbs

a Notary Public, in and for said County and State on this 1st day of Dec. 1922, personally appeared

B. O. Shepherd

and

Ruth P. Shepherd

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 official seal the day and year last above written.

My commission expires June 8- 1924 (S. W.) Robt. W. Gibbs Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1st

day of

Dec. 1922, at 3:35 o'clock P. M.

Book No. 429, Page No. 74

(Wm. I. C. D. Lusk) County Clerk.

F. Delman

Deputy.