

WARRANTY DEED RECORD NO. 429

This Indenture, Made this 1st day of December, A. D., 1922 between
M. P. Springer and Bess Pyle Springer his wife,
Tulsa Tulsa County, in the State of Oklahoma, party of the first part and
Frank C. Giddings party of the second part.

Witnesseth: That in consideration of the sum of Thirty five Thousand (\$35,000.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part ies of the first part do by these presents 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:

The Northerly seventy-five (75) feet of Lot One (1) in Block One Hundred and Thirtyeight (138) in the Original Town (now City of Tulsa according to the official plat thereof, same being otherwise described as follows, to-wit: That part of Lot 1, in Block 138 in the Original Town now city of Tulsa, Oklahoma, particularly described as follows to-wit: Commencing at the Northeast corner of the said lot running thence in a southeasterly direction a distance of 75 feet along the easterly lot line of said lot and parallel with Detroit Ave., thence at right angles in a southwesterly direction parallel with the northerly lot line of said lot, a distance of 140 feet to the westerly line of said lot, thence at right angles and in a northwesterly direction along the westerly lot line of said lot to the northwest corner of said lot, being a distance of 75 feet, thence along the northerly line of said lot and parallel with the south line of Fourth Street, a distance of 140 feet to the place of beginning the same being a tract of land 75 feet by 140 feet having a frontage of 75 feet on Detroit Avenue.

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 M. P. Springer his heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he is lawfully seized in his 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

the last half of general taxes assessed against said tract of land for the year 1922 and subsequent taxes and assessments.

INTERNAL REVENUE

\$ 35.00

Cancel

and that he will warrant and forever defend the same unto the said part y of the second part his heirs and assigns against said part y 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 part ies of the first part ha ve hereunto set their hands the day and year first above written.

M. P. Springer

Bess Pyle Springer

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 2nd day of December, 1922; personally appeared

M. P. Springer and Bess Pyle Springer 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.

Given under

My commission expires May 26 1924 (SEAL) Earl W. Tucker Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 2nd day of Dec., 1922, at 11 30 o'clock A M.

Book No. 429, Page No. 84 (SEAL) C. D. Lawson County Clerk.

F. Delman Deputy.