

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 6th day of January, A. D., 1923, between

J. J. Baker and Olga Baker his wife,

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

Mary Bowls party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations

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

The South Sixty (60) feet of Lots Seven (7)
and Eight (8) in Block Thirteen (13) in Irving
Place Addition to the city of Tulsa Tulsa County
Oklahoma according to the recorded plat thereof.

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 J. J. Baker and Olga Baker 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Mortgage for \$3000.00 at eight per cent interest
per annum and special assessments not due second parties agree to
assume.

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 parties of the first part have hereunto set their hand and seal the day and year first above written.

J. J. Baker

Olga Baker

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, John Barrett a Notary Public, in and for said County and State on this 6th

day of January, 1923, personally appeared

J. J. Baker

and Olga Baker his wife

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they

their

executed the same as 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 July 12th 1924

(SEAL) John Barrett

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23rd day of Jan., 1923, at 4:45 o'clock P. M.

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(SEAL) O. G. Weaver

County Clerk.

Brady Brown

Deputy.