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WARRANTY DEED RECORD NO. 436

#220523 NS

WALKER-TAYLOR COMPANY, OKLA., CITY, 80324

This Indenture, Made this 26th day of January, A. D., 1923, between

S. J. Seals, a single woman.

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

W. E. McDaniels, party of the second part.

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

consideration DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the the first part do ES 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:

Lot 24, Block 2, Ingram Lewis Addition to the
City of Tulsa, Tulsa County, Oklahoma, according
to the recorded plat thereof.

NOTARIAL REVENUE
\$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 S. J. Seals, for herself and for her

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 she is her lawfully seized in her 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.

One Mortgage held by Thomas W. Normandy, with \$350.00 due thereon.

Also one mortgage given to E. Melton Latimer for \$100.00 dated
September 8th, 1922, which second party assumes.

and that she 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, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part Y of the first part ha s hereunto set her hand the day and year first above written.

S. J. Seals

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 26th

day of January 1923, personally appeared S. J. Seals, a single woman,

and

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

executed the same as her 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 October 16th, 1924 (SEAL) C. P. Monroy Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of Jan. 1923 at 3:10 o'clock P. M.

Book No. 436, Page No. 251 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.