

COMPARED

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WARRANTY DEED RECORD NO. 436

This Indenture, Made this 11 day of JANUARY, A. D., 1925, between
Albert Dubois and wife, Floreine Duke Dubois
of Tulsa County, in the State of Oklahoma, party of the first part and Harold S. Philbrick
party of the second part.

Witnesseth: That in consideration of the sum of One and No/100 DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

All of Lot Thirteen (13) in Block Three (3)
of Edgewood Place Addition to the City of
Tulsa, Oklahoma, according to the recorded
plat thereof.

RECEIVED
JAN 15 1925
COUNTY CLERK

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 parties of the first part for themselves and for 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 special assessments hereafter to mature.

and that they will warrant and forever defend the same unto the said party of the second part his 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 and seal the day and year first above written.

Albert Dubois

Floreine Duke Dubois

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, D. G. Miller a Notary Public, in and for said County and State on this 27th day of JANUARY, 1925, personally appeared Albert Dubois and Floreine Dubois his wife

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 Sept 15th 1925 (SEAL) D. G. Miller Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 31st day of Jan, 1925, at 10.40 clock A. M.

Book No. 436, Page No. 262

(SEAL)

G. G. Weaver

County Clerk.

Ed. J. Brown

Deputy.