

WARRANTY DEED RECORD NO. 436

335

220924 C.M.J.

This Indenture, Made this 3rd day of February, A. D., 1923, between

Etta L. Ricker and George Ricker her husband

of Tulsa County, in the State of Oklahoma, party of the first part and
Margaret M. Cunningham party of the second part.

Witnesseth: That in consideration of the sum of

Two Thousand and No/100

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby these 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:

Lot Six (6) Block Four (4) in Edgewood 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 Parties of the first part, for themselves and 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 indefensible 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.

All taxes and special assessments hereafter to mature.

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 the day and year first above written.

Etta L. Ricker

George Ricker

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd

day of February 1923, personally appeared

Etta L. Ricker and George Ricker, her husband

to me known to be the identical persons 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 March 4th, 1924. (Seal) Harold J. Sullivan, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5th day of Feb., 1923, at 9:00 o'clock A.M.

Book No. 436, Page No. 335 (Seal) O. G. Weaver, County Clerk.

Brady Brown, Deputy.