

220952 C.M.J.
This Indenture, Made this 23rd day of January, A.D., 1923, between
W. Warren Ferrell and Helen I. Ferrell, his wife
of Tulsa County, in the State of Oklahoma, parties of the first part and
Roy Hyatt party of the second part.
Witnesseth: That in consideration of the sum of
Five Thousand (\$5000.00) DOLLARS,
the receipt whereof is hereby acknowledged, said part of the first part do by these presents grant, bargain, sell and convey unto said part 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 North Thirty Five (35) Feet of Lots One (1)
and Two (2) Block Twenty (20) Irving Place
Addition to the city of Tulsa, Oklahoma, according
to the recorded plat thereof.

INTERNAL REVENUE
\$ 2.00
Tulsa, Oklahoma

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 their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

A certain 1st Mortgage in the sum of \$2400.00
due and payable at the rate of \$35.00 per month
including the interest.

and that they will warrant and forever defend the same unto the said part of the second part his heirs and assigns against said part 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.

W. Warren Ferrell
Helen I. Ferrell

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, R. B. Downing a Notary Public, in and for said County and State on this 23rd day of January 1923, personally appeared
W. Warren Ferrell and Helen I. Ferrell, his wife
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 January 30, 1923. (Seal) R. B. Downing, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 5 day of Feb., 1923, at 1:00 o'clock P.M.
Book No. 436, Page No. 341 (Seal) O. G. Weaver, County Clerk.
Brady Brown, Deputy.