

## WARRANTY DEED RECORD NO. 436

This Indenture, Made this 7th day of February, A. D., 192 3, between  
Ruth I. Agard and R.H. Agard, her husband,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
O.W. Miller, party of the second part.  
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable  
considerations. DOLLARS,  
the receipt whereof is hereby acknowledged, said part Y of 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:

The West Forty (40) feet of Lot Sixteen (16) Block  
Six (6) Highlands Second Addition to the City of  
Tulsa, Okla., according to the recorded plat thereof.

INTERNAL REVENUE  
\$ 1.00 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 Ruth I. Agard, 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 lawfully seized in her  
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 ap-  
purtenances; 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 First mortgage of \$2000.00 and a second  
Mortgage of \$1440.00 as shown of record.

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.

Ruth I. Agard

R. H. Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J. Edgar Freeman a Notary Public, in and for said County and State on this 7th  
day of February, 192 3, personally appeared Ruth I. Agard and R.H. Agard, her husband,

to me known to be the identical person s 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 Oct. 24th, 1925. (SEAL) J. Edgar Freeman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 8 day of Febry., 192 3, at 2:50 o'clock P. M.  
Book No. 436, Page No. 420 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.