

WARRANTY DEED RECORD NO. 436

#221634 NS.

This Indenture, Made this 23rd day of August, A. D., 1922, betweenLottie E. Martin and R. Martin, her husband,of Tulsa, County, in the State of Oklahoma, party of the first part andA.C. Bancroft,

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable

considerations, ~~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 Lots numbered Twenty-three (23) and Twenty-four (24)
in Block number twenty-four (24) in West Tulsa, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE

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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 Lottie E. Martin and R. Martin, 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.

Taxes for 1922, which are not now due or payable, and such
sewer or special taxes may be due and unpaid.

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 of
to claim the same.

In Witness Whereof, The said parties of the first part have hereunto set their hand S, the day and year first above written.Lottie E. Martin,R. Martin,STATE OF OKLAHOMA, Tulsa County, ss.Before me, Joe Harshbarger, a Notary Public, in and for said County and State on this 23rdday of August, 1922, personally appeared Lottie E. Martin and R. Martin, her husband,to me known to be the identical person S 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 August 12th, 1926. (SEAL) Joe Harshbarger, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13 day of Feby., 1923, at 11 o'clock A. M.Book No. 436, Page No. 480 (SEAL) O. G. Weaver, County Clerk.Brady Brown, Deputy.