

#221869 NS

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 13th day of February, A. D., 1923, between
O. H. Nicholson and Carrie H. Nicholson, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
A. Lewis, party of the second part.

Witnesseth: That in consideration of the sum of One Dollars and Other Good and Valuable
Considerations, ----- DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby by these presents grant, bargain, sell and convey unto said party 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:

Lot Four (4) in Block Two (2), in Aviation View Addition
which is a subdivision of the Northwest one-quarter ($\frac{1}{4}$) and
the South one-half ($\frac{1}{2}$), of the Southwest one-quarter ($\frac{1}{4}$)
one-quarter ($\frac{1}{4}$) of the Northwest one-quarter ($\frac{1}{4}$) of Section
Thirty-five (35), Township Twenty (20), North, Range
Thirteen (13) East, Tulsa County, Oklahoma, according to
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 C.H. Nicholson and Carrie H. Nicholson, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y 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 and special assessments subsequent to the year 1921.

INTERNAL REVENUE

800

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

C.H. Nicholson
Carrie H. Nicholson,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The Undersigned, a Notary Public, in and for said County and State on this 13th
day of February 1923, personally appeared O.H. Nicholson and Carrie H.
Nicholson, his wife, xxx

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 July 21, 1925. (SEAL) W.T. Bennett, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of Feby. 1923, at 2:20 o'clock P. M.
Book No. 436, Page No. 531 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.