

WARRANTY DEED RECORD NO. 436

COMPARED

221982 C.M.J.

15th

day of February

A. D., 1923

This Indenture, Made this

Gerald F. Benedict and Frankie M. Benedict, (husband and wife)

Tulsa

of Tulsa County, in the State of Oklahoma, party of the first part and

Josie Adams

party of the second part.

Witnesseth: That in consideration of the sum of

Thirty Two Hundred Fifty Dollars (\$3250.00)

DOLLARS,

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:

INTERNAL REVENUE

\$ 2.00

Cancelled

Lot Two (2) Block Nine (9) of Cherokee Heights
Addition to the City of Tulsa, 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 Gerald F. Benedict and Frankie M. Benedict, (Husband and wife) 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

balance on one certain mortgage in favor of Standard Savings and Loan Association, amounting at this date in the sum of \$1224.50 payable \$20.00 per month, including interest, which the party of the second part herein assumes and agrees to pay.

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 or to claim the same.

In Witness Whereof, The said party of the first part have hereunto set their hand the day and year first above written.

Gerald F. Benedict

Frankie M. Benedict

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Helen Carnahan, a Notary Public, in and for said County and State on this 15th

day of February 1923, personally appeared

Gerald F. Benedict

and Frankie M. Benedict, (his wife)

to me known to be the identical person 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 Jan. 26, 1927. (Seal)

Helen Carnahan,

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of Feb., 1923, at 9:40 o'clock A. M.

Book No. 436, Page No. 538

(Seal)

O. F. Weaver,

County Clerk.

Brady Brown,

Deputy.