

WARRANTY DEED RECORD NO. 436

COMPALED

222030 C.M.J. 6th day of January, A. D., 1923, between
D. Seltzer, Trustee
of Sandusky Ohio
County, in the State of Oklahoma, party of the first part and
G. W. Tate and Trella Smith Tate party of the second part.

Witnesseth: That in consideration of the sum of
Two Hundred and No/100 DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the the first part do. 09 by these presents grant, bargain, sell and convey unto said part Y
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Three (3) in Block One (1) in
Magnolia Addition to the city of Tulsa,
Oklahoma, as the same is recorded in the
Tulsa County, Oklahoma record of Plats.

REGISTERED
REVENUE

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 D. Seltzer his
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
presents that he is lawfully seized in his
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 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.

Taxes for 1922

and that he will will warrant and forever defend the same unto the said part Y of the second part their heirs and assigns
against said part Y of the first part, his 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 his hand the day and year first above written.
D. Seltzer, Trustee.

STATE OF OKLAHOMA, Ohio, County of Sandusky, ss.

Before me, B. B. Hathaway a Notary Public, in and for said County and State on this 5th
day of January 1923, personally appeared
D. Seltzer and

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he
his
executed the same as his 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 Aug. 29, 1924. (Seal) B. B. Hathaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 16 day of Feb. 1923, at 2:45 o'clock P. M.
Book No. 436, Page No. 545 (Seal) O. G. Weaver, County Clerk.
Brady Brown, Deputy.