

WARRANTY DEED RECORD NO. 436

COMPARED

This Indenture, Made this 222115 G.M.J. 27th day of January, A.D. 1923, between
 Perry Carmichael and Alice Carmichael (husband and wife)
 of Tulsa County, in the State of Oklahoma, party of the first part and
 H. E. Duncan party of the second part.

Witnesseth: That in consideration of the sum of
 Six Thousand and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said party of the first part do by 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 lot twenty eight (28) in block Two (2) in
 Ridgedale Terrace Second Addition to the city of
 Tulsa, Oklahoma; according to the recorded plat
 thereof.

INTERNAL REVENUE
 1.50
 Collected

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 Perry Carmichael and Alice Carmichael (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 indefensible 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.

a first mortgage for Twenty five hundred and no/100 Dollars to the Home Building and Loan Association of Tulsa Oklahoma; payable Thirty five and 75/100 Dollars per month. Also second mortgage for One Thousand Twenty five and no/100 Dollars, to The Title Guarantee and Trust Company of Tulsa, Oklahoma; payable Twenty and no/100 Dollars per month with interest at eight per-cent payable semi-annually. Also unmatured special and general assessments not yet due and payable.

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.

Perry Carmichael

Alice Carmichael

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, B. M. Grotkop a Notary Public, in and for said County and State on this 27th day of January 1923, personally appeared Perry Carmichael and Alice Carmichael, husband and wife

and to me known to be the identical person 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 October 4th, 1924. (Seal) B. M. Grotkop, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 17 day of Feb. 1923, at 12:00 o'clock P.M.

Book No. 436, Page No. 567 (Seal) O. G. Weaver, County Clerk.

Brady Brown,

Deputy.