

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 19th day of February, A. D., 1923, between

Cecile Cooper and C.A. Cooper, (her husband)

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

Julia Wagner party of the second part.

Witnesseth: That in consideration of the sum of

Thirty Two Hundred and Fifty and No/100 (\$3250.00) DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part Y of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) in Block Two (2) of Ozark Heights
Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$2.00
Cancelled

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 Parties of the first part their, 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 they 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 certain First Mortgage in the sum of \$1250.00

and that they will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns against said part 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 part Y of the first part ha. V3 hereunto set their hand the day and year first above written.

Cecile Cooper

C.A. Cooper,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Hazel Stephens a Notary Public, in and for said County and State on this 19th

day of February 1923, personally appeared Cecile Cooper and C.A. Cooper,

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 Mar. 7, 1925. (SEAL) Hazel Stephens, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of Feb., 1923, at 2:00 o'clock P.M.

Book No. 436, Page No. 596 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.