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COMPARED

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 12 day of January, A. D., 1923, between J. H. Nicholson and Carrie H. Nicholson his wife of Tulsa County, in the State of Oklahoma, part<sup>ies</sup> of the first part and George B. Miller and Maude L. Miller his wife<sup>ies</sup> part<sup>ies</sup> of the second part.

Witnesseth: That in consideration of the sum of One dollar and other valuable considerations DOLLARS, the receipt whereof is hereby acknowledged, said part<sup>ies</sup> of the first part do by these presents grant, bargain, sell and convey unto said part<sup>ies</sup> 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 eight (8) in block nineteen (19) College Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE  
500

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 for themselves and for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part<sup>ies</sup> 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.

A first mortgage in the sum of two Thousand six hundred (\$2600.00) dollars in favor of Emma Nicholson, of New Castle Indiana, dated August 24, 1922 due in three years with privilege of paying off any or all at any time, and special assessments hereafter

and that they will warrant and forever defend the same unto the said part<sup>ies</sup> of the second part their heirs and assigns against said part<sup>ies</sup> 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<sup>ies</sup> of the first part have hereunto set their hands the day and year first above written.

J. H. Nicholson  
Carrie H. Nicholson

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, R. W. Lee a Notary Public, in and for said County and State on this 12th day of January, 1923, personally appeared

O. H. Nicholson and Carrie H. Nicholson his wife

to me known to be the identical person<sup>ies</sup> 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 January 5, 1926 (SEAL) R. W. Lee Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19th day of Jan., 1923, at 10:00 o'clock A. M.

Book No. 436, Page No. 95 (SEAL) O. G. Weaver County Clerk.

Brady Brown Deputy.