

WARRANTY DEED RECORD NO. 437

#223317 NS

This Indenture, Made this 28th day of February, A. D., 192 3, between
Ben Moskowitz and Gussie Moskowitz, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Hugh Gary, party of the second part.

Witnesseth: That in consideration of the sum of One and 00/100 DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do Y by these presents grant, bargain, sell and convey unto said part Y
of the second part Y heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Five (5) in Block Seven (7) in Powder &
Pomeroy Addition to the City of Tulsa, Tulsa
County, State of 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 Ben Moskowitz and Gussie Moskowitz, his wife, their
heirs, executors or administrators, do Y hereby covenant, promise and agree to and with said part Y 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 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.

A first mortgage in the original amount of \$4000.00, of which there is unpaid
45 monthly installments, \$72.22 each including interest, said first mortgage now
owned by Calvert Mortgage Co. of Baltimore, Md. and a second mortgage in the
original amount of \$3500.00, of which there is unpaid the sum of \$3000.00, said
second mortgage now owned by the original mortgagee, H. Levi of Kansas City, Mo.
And said second party hereby assumes said first and second mortgages and the in-
stallments unpaid on taxes assessed for street improvements.

and that they will warrant and forever defend the same unto the said part Y of the second part his 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 ies of the first part ha ve hereunto set their hand the day and year first above written.

Ben Moskowitz

Gussie Moskowitz,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J. O. Dikis

a Notary Public, in and for said County and State on this 1st

day of March, 192 3, personally appeared Ben Moskowitz and Gussie Moskowitz, his
wife, XXXX

to me known to be the identical person s 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 Jan. 16, 1927 (SEAL) J. O. Dikis Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 2 day of March, 192 3, at 3:30 o'clock P. M.

Book No. 437, Page No. 126

(SEAL)

O. G. Weaver,

County Clerk.

Brady Brown,

Deputy.