

WARRANTY DEED RECORD NO. 437

#223433 NS

This Indenture, Made this 10th day of February, A.D., 1923, between William C. Hay and Margaret B. Hay, his wife, J.W. Hay and Mary E. Hay, his wife, Missouri, of St. Louis, County, in the State of ~~MISSOURI~~ ^{Missouri}, party of the first part and Wellston Planing Mill & Lumber Company, a corporation, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party of the second part its successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The easterly part of Lot Three, in Block Three, Fair Acres Addition to the City of Tulsa, and more specifically described as follows;

Beginning One Hundred and Thirty Feet East of the South west corner of said Block Three, and running directly East Two Hundred Thirty Six and Five Tenths Feet, to the M.K. & T. Railway Right of Way, thence in a Northwesterly direction, Three Hundred Fifty Eight and Five Tenths Feet along the said railway right of way, to the North Lot Line of said Block Three, thence West, Forty Seven Feet, thence South Three Hundred Five and Five Tenths Feet, to place of beginning.

INTERNAL REVENUE
\$ 50
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 William C. Hay and Margaret B. Hay, his wife, J.W. Hay & Mary E. Hay, his 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 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 certain mortgage given to J.M. Gillett of Tulsa, Oklahoma for the sum of \$9500.00, which said mortgage the second party hereby assume and agree to pay.

and that we will warrant and forever defend the same unto the said party of the second part its successors, against said parties 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 parties of the first part have hereunto set their hand and seal the day and year first above written.

William C. Hay
Margaret B. Hay,
James W. Hay,
Mary E. Hay,

Missouri, St. Louis, County, ss.
Before me, Eleanor L. Zelle, a Notary Public, in and for said County and State on this 17th day of February, 1923, personally appeared William C. Hay, Margaret B. Hay, and James W. Hay and Mary E. Hay, 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 Feb. 24th, 1926. (SEAL) Eleanor L. Zelle, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 5 day of March, 1923, at 9:30 o'clock A.M.
Book No. 437, Page No. 42 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.