

COMPARED
#223843 NB

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 17th day of February, A. D., 1923, between

Margaret Castelaz, a single woman,

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

R. H. Agard,

party of the second part.

Witnesseth: That in consideration of the sum of One (1.00) dollar and other good and valuable

consideration ----- DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do hereby by these presents grant, bargain, sell and convey unto said party 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:

INTERNAL REVENUE

\$ 1.00

Cancelled

Lot Fourteen (14) Block Twelve (12) of
Irving Place Addition to the City of Tulsa,
Oklahoma, according 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 Margaret Castelaz, a single woman, her 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 she has lawfully seized in her 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,

Taxes for the year 1923 and thereafter and all
special taxes and assessments not now due and
payable.

and that she 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 her 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 has hereunto set her hand the day and year first above written.

Margaret Castelaz,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Guy W. Settle

a Notary Public, in and for said County and State on this 12th

day of February 1923, personally appeared Margaret Castelaz, a single woman,

xxx

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she

executed the same as her 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 June 15th, 1926. (SEAL) Guy W. Settle, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 8 day of March, 1923, at 1:45 o'clock P. M.

Book No. 437, Page No. 230 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.