

## WARRANTY DEED RECORD NO. 437 COMPARED

#223907 NS

This Indenture, Made this 17th day of February, A. D., 1923, between  
A.G. Beamer and his wife, Elizabeth Lewis Beamer,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
L.H. Baughman and Belle M. Baughman, party of the second part.  
Witnesseth: That in consideration of the sum of \$6000.00, ) Six Thousand,  
DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said parties 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 Ten (10)  
of Wakefield Addition to the City of  
Tulsa, Oklahoma, according to the  
recorded plat thereof, together with  
all improvements thereon.

INTERNAL REVENUE  
\$ 180  
Cleared

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 A.G. Beamer and Elizabeth Lewis Beamer, his wife, for themselves their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

Mortgage dated December 30th, 1920. In Favor of Carrie E. Ostrander of Kansas City, Mo. for \$2000.00 Two Thousand Dollars, and a second Mortgage dated March 3rd 1922 in Favor of Sam Smith, of Tulsa, for consideration of \$3310.22) Thirty three hundred Dollars and twenty two Cents. now reduced to approximately \$3226.45. Thirty Two Hundred Twenty Six Dollars Forty Five Cents,

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns 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 the day and year first above written.

A. G. Beamer,

Elizabeth Lewis Beamer,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, R.M. Alderson, a Notary Public, in and for said County and State on this 17th day of February, 1923, personally appeared A.G. Beamer and Elizabeth Lewis Beamer, his wife,

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 January 10, 1927. (SEAL) R.M. Alderson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 8 day of Feb., 1923, at 4:30 o'clock P. M.  
Book No. 437, Page No. 239 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.