

WARRANTY DEED RECORD NO. 437

#223955 NS

This Indenture, Made this 5th day of March, A. D., 1923, between
H. E. Duncan and Mrs. H. E. Duncan, husband and wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Perry Carmichael party of the second part.

Witnesseth: That in consideration of the sum of One and no/100 Dollars and other valuable
considerations, ----- DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said part Y
of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Twenty Eight (28) in Block Two (2) in
Ridgedale Terrace Second Addition to the
City of Tulsa, Oklahoma, according to the
recorded plat thereof.

None
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 H. E. Duncan and Mrs. H. E. Duncan, for themselves, their
heirs, executors or administrators, do by 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.

Unmatured special and general assessments not yet due and payable
and a certain mortgage to the Home Building and Loan Association
of Tulsa, Oklahoma, in the amount of \$2500.00 and a certain mort-
gage to the Title Guarantee & Trust Co., in the original amount
of \$1045.00.

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 1st of the first part ha by hereunto set their hand at the day and year first above written.

H. E. Duncan
Mrs. H. E. Duncan,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, B.M. Grotkop a Notary Public, in and for said County and State on this 5th
day of March 1923, personally appeared H. E. Duncan and Mrs. H. E. Duncan,
husband and wife, XXXXXX
to me known to be the identical person 9 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 October 4, 1924. (SEAL) B.M. Grotkop. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 9 day of March, 1923, at 11:15 o'clock A. M.
Book No. 437, Page No. 253 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.