309 COMPARED

#224203 MS.

WARRANTY DEED RECORD NO. 437

WALKER-TAYLOR COMPANY, OKLA. CITY, 83724

This Indenture, Made this 12 day of March, A. D., 192 3., between

L.H. Agard and W.G.Agard, her husband,

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

Jo Lova Sowell, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the the first part do 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:

All of Lot Ten (10) Block Two (2)
Melrose Addition to the City of Tulsa,
according to the recorded p lat thereof,

INTERNAL REVENUE
$ 2.60
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 L.H.Agard and W.G. Agard, 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 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 first mortgage of $2000.00 as shown of
record which the buyer assumes and agreed to pay.

and that they will warrant and forever defend the same unto the said party of the second part her 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 parties of the first part have hereunto set their hand s the day and year first above written.

L.H. Agard,

W.G.Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J. Edgar Freeman a Notary Public, in and for said County and State on this 12 day of March 192 3, personally appeared L.H.Agard and W. G. Agard, her husband,

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 Oct. 24th, 1925. (SEAL) J.Edgar Freeman. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of Mch. 192 3, at 2:40 o'clock P. M.,

Book No. 437, Page No. 300 (SEAL) O.G.Weaver, County Clerk.

Brady Brown, Deputy.