

COMPARED

#224460 NS

WARRANTY DEED RECORD NO. 437

341

This Indenture, Made this 14th day of March, A. D., 1923, between

John D. Richards,

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

Nellie C. Richards,

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and

Valuable considerations,

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

Lot Thirteen (13) Block Three (3) Orcutt

Addition to the City of Tulsa, Tulsa County,

Oklahoma.

INTERNAL REVENUE
\$ 2.50
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 John D. Richards, his

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 he is lawfully seized in his 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.

and that he 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, his 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 his hand the day and year first above written.

John D. Richards,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, D.B. Crewson, a Notary Public, in and for said County and State on this 14th

day of March 1923, personally appeared John D. Richards,

xxx

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

executed the same as his 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 Sept. 7th, 1924. (SEAL) D.B. Crewson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14 day of March 1923, at 3:40 o'clock P. M.

Book No. 437, Page No. 341

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.