

COMPARED

## WARRANTY DEED RECORD NO. 437

#224634 NS

This Indenture, Made this 14th day of March, A. D., 1923, betweenBernice Ries and Arthur Ries, her husband,of Tulsa, County, in the State of Oklahoma, party of the first part andBertha M. Herriock

party of the second part.

Witnesseth: That in consideration of the sum of Fourteen Hundred (\$1,400.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the first part do EA by these presents grant, bargain, sell and convey unto said part Y 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 Twenty (20) in Block Two (2) Ridgedale  
Terrace Second Addition to the City of Tulsa,  
according to 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 Bernice Ries and Arthur Ries, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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.

One mortgage from Arthur Ries and Bernice Ries, his wife, to Home Building and Loan Association, dated November 18, 1922, filed of record November 20, 1922, for \$3,000.00 and one mortgage from Bernice Ries and Arthur Ries, wife and husband, to Title Guarantee and Trust Co., Trustee, dated November 23, 1922 for \$1,150.00, filed December 19, 1922, recorded in Book 402, page 153, and said party of the second part assumes and agrees to pay the balance due on said mortgages and each of them.

and that they will warrant and forever defend the same unto the said part Y of the second part her 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 Y of the first part ha s hereunto set their hand s the day and year first above written.Bernice RiesArthur Ries,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Ona Cook a Notary Public, in and for said County and State on this 14thday of March 1923, personally appeared Bernice Ries and Arthur Ries, her husband,XXto me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that theyexecuted 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 23, 1926. (SEAL) Ona Cook, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of Mar., 1923, at 9: o'clock A. M.Book No. 437, Page No. 374 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.