

# 225541 NS

## WARRANTY DEED RECORD NO. 437

This Indenture, Made this 22nd day of March, A. D., 1923, between

Guy W. Settle and Grace H. Settle, his wife,

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

Ruth I. Agard, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,

the receipt whereof is hereby acknowledged, said parties 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:

The East Fifteen (15) feet of Lots Numbered One and Two (1 & 2) in Block numbered One (1), New Irving Place Addition to Tulsa, Oklahoma; according to the recorded plat thereof as filed for record in the office of the County Clerk within and for Tulsa County, Oklahoma. And The West Twenty-five (25) feet of Lot Numbered Four (4) in Block numbered Thirteen (13), Irving Place Addition to Tulsa, Oklahoma; According to the recorded plat thereof as filed for record in the office of the County Clerk within and for Tulsa County, Okla.

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 Above parties of the first part 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 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.

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, 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 s the day and year first above written.

Guy W. Settle

Grace H. Settle

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Forrest C. Welch, a Notary Public, in and for said County and State on this 22nd

day of March 1923, personally appeared Guy W. Settle and Grace H. Settle, his wife,

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 own 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 12-11-23 (SEAL) Forrest C. Welch, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of March, 1923, at 3:45 o'clock P. M.

Book No. 437, Page No. 503 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.