

COMPARED

#225646 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 24th day of March, A. D., 1923, between
O.L.Chancellor and Nellie E.Chancellor, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
B.E.Capps, 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 first part do hereby 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:

Lots Nineteen (19) and Twenty (20) in Block Three
(3) in Orchard Addition to the City of Tulsa,
Tulsa County, Oklahoma; according to the recorded
plat thereof.

INTERNAL REVENUE
1502
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 O.L. Chancellor and Nellie E.Chancellor, his wife, 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 are lawfully seized in their
own right of an absolute and indefensible 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.

A first mortgage of \$13,000.00, payable to the Tulsa Building
& Loan Association and a second Mortgage of \$2100.00 payable
to W.M.Halsev and all general taxes for the year 1923 and
thereafter and all special assessments not yet delinquent.

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 193 of the first part have their hereunto set their hand s the day and year first above written.

O.L.Chancellor

Nellie E.Chancellor

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 24
day of March, 1923, personally appeared O.L.Chancellor and Nellie E.Chancellor,
his wife, xxx

to me known to be the identical person a 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 March 23rd, 1925 (SEAL) Harry E.Wheeler, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Mon., 1923, at 10; o'clock A. M.
Book No. 437, Page No. 524 (SEAL) O.G.Weaver, County Clerk.

Brady Brown, Deputy.