

#225800 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 26th day of March, A. D., 1923, between

Claude C. Gardner and L. Pauline Gardner, his wife,

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

Murray D. Russell and Cleves F. Bruce,

party of the second part.

Witnesseth: That in consideration of the sum of Forty Five Hundred

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part 1st of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Six (6), Seven (7) and Eight (8) in Block
Ten (10) in Burnette Addition to Tulsa, Oklahoma,
As per the plat of record in the office the
Clerk of said Tulsa, County, Oklahoma.

INTERNAL REVENUE
450
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 Claude C. Gardner and L. Pauline Gardner, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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 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 mortgage running to the Tulsa Building and Loan association, which the buyers assume. And except improvement taxes not now due and payable.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said parties 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 hands the day and year first above written.

Claude C. Gardner,

L. Pauline Gardner,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, A. B. Crews, a Notary Public, in and for said County and State on this

day of March, 1923, personally appeared Claude C. Gardner and L. Pauline

Gardner, his wife, xxx

to me known to be the identical person 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 Jan. 28, 1925. (SEAL) A. B. Crews, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27 day of March, 1923, at 1:30 o'clock P. M.

Book No. 437, Page No. 556 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.