

COMPARED

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WARRANTY DEED RECORD NO. 437

This Indenture, Made this 27th day of February, A. D., 1923, between

Ruth I. Agard and R. H. Agard, her husband,
 of Tulsa, County, in the State of Oklahoma, party of the first part and
 T. R. Brace and Nadine Brace, his wife, party of the second part.

Witnesseth: That in consideration of the sum of Fifty seven hundred fifty and no/100
 (\$5750.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
 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:

Lot One (1) Block Nineteen (19) Irving Place
 Addition to the City of Tulsa, according to
 the recorded plat thereof.

INTERNAL REVENUE
 \$ 250
 Canceled

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 Ruth I. Agard and R. H. Agard, her husband, 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 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.

A mortgage of \$2500.00 which is of record and which second parties assume and agree to pay.

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.

Ruth I. Agard,

R. H. Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The Undersigned, a Notary Public, in and for said County and State on this 27th day of February 1923, personally appeared Ruth I. Agard, and R. H. Agard, her husband

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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 Mar. 17, 1926 (SEAL) T. A. Trusty, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 28 day of Feby, 1923, at 1 o'clock P. M.

Book No. 437, Page No. 70 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.