

DEED RECORD No. 440

233063 NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Walter F. Nichols and Grace Nichols, his wife, and F.E. Gates and Hattie E. Gates, his wife, and Charles A. Nichols and Florence Nichols, his wife, of Tulsa, Tulsa, County, State of Oklahoma, parties of the first part in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Gates Nichols Hardware Company, a Corporation, Tulsa, County, State of Oklahoma, part y. of the second part, the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit:

North One-half and the South Fifty Feet of Lot Three (3) of Block Twenty-five (25) in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE

Cancelled

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part y. of the second part its heirs and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Excepting a mortgage given to the Georgia State Savings Association of Savannah, Georgia, as recorded in the records of Tulsa County, Tulsa, Oklahoma, which said party of the second part hereby agrees to assume.

Signed and delivered, this 2nd day of June, 1923.
Witnesses;

Walter F. Nichols, Grace Nichols (SEAL)
F.E. Gates, Hattie E. Gates,
Charles A. Nichols (SEAL)
Florence Nichols.

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, Edith Gray, a notary Public in and for said County and State, on this 2nd day of June, 1923, personally appeared Walter F. Nichols and Grace Nichols, his wife, and F.E. Gates and Hattie E. Gates, his wife, and Charles A. Nichols and Florence Nichols, 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 free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above set forth.
(SEAL) Edith Gray

My commission expires May 31, 1926. Notary Public.

The foregoing instrument was filed for record on the 12 day of June, 1923 at 11:15 o'clock A.M. Book 440. Page 422.

By Brady Brown Deputy. O. G. Weaver County Clerk.
(SEAL)