

#229009 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 16th day of April, A. D., 1923, between
L.H. Agard and W.G. Agard, her husband,
Tulsa, County, in the State of Oklahoma, party of the first part and
J.M. Mercer, party of the second part.
 Witnesseth: That in consideration of the sum of Forty Eight Hundred fifty & No/100 --- DOLLARS,
 the receipt whereof is hereby acknowledged, said party of the first part do --- by these presents grant, bargain, sell and convey unto said party
 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:

Lot Ten (10) in Block One (1) in Melrose
 Second Addition to the City of Tulsa, Oklahoma,
 according to the recorded plat thereof.

INTERNAL REVENUE
\$ 3.00
 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 First parties, 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.

A certain first mortgage in the amount of \$2000.00 as
 shown of record, which the buyer assumes and agrees to
 pay.

and that they will warrant and forever defend the same unto the said party of the second part his 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 party of the first part have hereunto set their hand --- the day and year first above written.

L.H. Agard

W.G. Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Lewis G. Melone a Notary Public, in and for said County and State on this 16th
 day of April, 1923, personally appeared L.H. Agard and W. G. Agard, her
husband,

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 Feb. 4th, 1925. (SEAL) Lewis G. Melone Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of April, 1923, at 3: o'clock P. M.
 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.