

COMPARED

WARRANTY DEED RECORD NO. 454

#229360 NS

This Indenture, Made this 31st day of March, A. D. 1923, between
L. H. Agard and W. G. Agard, her husband,
of Tulsa, County, in the State of Oklahoma, party of the first part and
A. Kerr, 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 hereby 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 Six (6) in Block One (1) in Melrose Second
Addition to the City of Tulsa, Oklahoma, according
to the recorded plat thereof.

INTERNAL REVENUE
30¢
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 S 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 31st
day of March, 1923, personally appeared L. H. Agard and W. G. Agard, her husband,

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 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 3 day of May, 1923 at 11:50 o'clock A. M.

XXXXXX (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.