

#230909 NS WARRANTY DEED RECORD No. 459.

This Indenture, Made this 14th day of May, A. D. 1923, between
Carl Richards and Lucile Richards, his wife,
Tulsa, County, in the State of Oklahoma, party of the first part, and
E. A. Guise, party of the second part.

Witnesseth: That in consideration of the sum of Four Hundred Sixty Five (465.00)
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party 1st of the first part do ----- by these presents grant, bargain, sell and convey unto said
party ----- of the second part ----- heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

Lot Three (3) in Block One (1) Boswell Addition
to the City of Tulsa, according to the recorded
plat thereof.

INTERNAL REVENUE
\$ 50
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 Carl Richards and Lucile Richards, his wife, 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 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:

Three Mortgages, One to the Calvert Mortgage Company for \$2400.00
(Less the amount paid on the principal by the month.) One to
A.Y. Boswell in the sum of \$1175.00 (Less the amount paid on the
principal), and the other to C.M. Bumgardner in the sum of \$100.00,
which the party of the second part assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
against said party Y 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 1st of the first part have hereunto set their hands ----- the day and year first above written.

Carl Richards

Lucile Richards,

STATE OF ~~OKLAHOMA~~ Kansas, Marion, County, ss.

Before me, Roscoe Case, a Notary Public, in and for said County and State, on this 14th
day of May, 1923, personally appeared Lucile Richards, wife of Carl
Richards, and
to me known to be the identical person ----- who executed the within and foregoing instrument, and acknowledged to me that she
executed the same as her 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 Oct. 3rd 1923. (SEAL) Roscoe Case, Notary Public.

STATE OF OKLAHOMA, COUNTY OF TULSA, SS.

Before me, the undersigned, a Notary Public in and for said County and State,
on this the 17th day of May, 1923, personally appeared Carl Richards, husband of
Lucille Richards, to me known to be the identical person who executed the within
and foregoing instrument, and acknowledged to me that he executed the same as
his 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 10-6-26.

(SEAL) B. French, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of May, 1923, at 10:00 o'clock A. M.

Book No. 459, Page No. 111 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.