

## WARRANTY DEED RECORD No. 459.

#231375 NS

50510 Crane &amp; Company, Topeka

COMPALED

This Indenture, Made this 4th day of May, A. D. 1923, between  
Lucile Coats and H.C.Coats, her husband,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
Emma Bates, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of Three Hundred Fifty & No/100 and exchange of  
property, - - - - - DOLLARS,  
the receipt whereof is hereby acknowledged, said part 1st of the first part do - - - by these presents grant, bargain, sell and convey unto said  
part Y of the second part her 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 Two (2), Clover Ridge  
Addition to the City of Tulsa, according to the  
recorded plat thereof.

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 Lucile Coats and H.C.Coats, her husband,  
heirs, executors or administrators, do - - - hereby covenant, promise and agree to and with said part - - - of the second part that at the delivery of  
these presents that they are lawfully seized in - - - 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 first mortgage made to the Home Building & Loan  
for \$1800.00. And a second mortgage to P.A.McNeal of  
\$1800.00 of which there is due a balance of \$3100.00  
which party of second part assumes and agrees to pay  
according to terms of said mortgages.

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

Lucile Coats

H.C.Coats,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Ruth Martindale, a Notary Public, in and for said County and State, on this 4th  
day of May, 1923, personally appeared Lucile Coats and H.C. Coats,  
her husband, ~~and~~

to me known to be the identical person 1st 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 this day and year first above written.~~ In Witness Whereof, I have hereunto set  
my official signature and affixed my notarial seal the day and year last above written.  
My commission expires June 21st, 1925. (SEAL) Ruth Martindale, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of May, 1923, at 3: o'clock P. M.  
Book No. 459, Page No. 151 (SEAL) O.G.Weaver, County Clerk.  
Brady Brown, Deputy.