

COMPARED

#231756 NS

## WARRANTY DEED RECORD No. 459.

J. H. Crane &amp; Company, Tulsa

This Indenture, Made this 28th day of April, A. D. 1923, between Netta Phillips nee Dikis, and Harlie Phillips, her husband, of Tulsa, County, in the State of Oklahoma, party of the first part, and R.H. Agard, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations, ----- DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do ----- by these presents grant, bargain, sell and convey unto said part Y 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:

The West Forty six (46) feet of Lots one (1) and two (2) in Block two (2) Lloyd Addition to the City of Tulsa, according to the recorded plat thereof.

INTERNAL REVENUE

50

3-23-1924

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 Netta Phillips, nee Dikis and Harlie Phillips, her husband, their heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part Y 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:

None.

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

Netta Phillips nee Dikis,

Harlie Phillips,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The undersigned, a Notary Public, in and for said County and State, on this 28th day of April, 19 23, personally appeared Netta Phillips nee Dikis and Harlie Phillips, her husband, and

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 Jan. 16, 1927. (SEAL) J.O.Dikis, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 28 day of May, 19 23, at 3:30 o'clock P. M.  
Book No. 459, Page No. 246 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.