

238476-ACM

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 17th day of March, A. D. 1923, between

J. A. Phillips

of Tulsa County, in the State of Oklahoma, party of the first part, and

D. A. Beard

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 part Y of the first part do hereby 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:

Lot 2, Block One (1) Holmes Addition to the City of Tulsa,

Tulsa County, Oklahoma, according to the recorded plat thereof.

RECORDED
\$ 1.00
JUN 16 1924
C. P. MONROY

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 J. A. Phillips, for himself and his

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 he is lawfully seized in his 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:

and that he 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, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part Y of the first part has hereunto set his hand the day and year first above written.

J. A. Phillips

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State, on this 17th day of March, 1923, personally appeared

J. A. Phillips and

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 Oct 16, 1924 (SEAL) C. P. Monroy - Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5th day of June, 1923, at 3:00 o'clock P. M.

Book No. 459, Page No. 361 O. G. Weaver, County Clerk.

Brady Brown, Deputy. (SEAL)