

#234115 NS

WARRANTY DEED RECORD No. 459.

COMPARED

This Indenture, Made this 23rd day of June, A. D. 1923, between
W.T.Freeman and Agnes Freeman, (husband and wife)
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Fred B.Sims and Edna C.Sims, (husband and wife) party of the second part.
Witnesseth: That in consideration of the sum of Thirty Nine Hundred Ninety Five - - (\$3995.00) - - -
DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do - - - by these presents grant, bargain, sell and convey unto said
part ies of the second part their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

Lot Seventeen (17) Block Six (6) Pilcher Summit Addition to Tulsa, Oklahoma, according to the recorded plat and survey thereof.

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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, **W.T.Freeman and Agnes Freeman, husband and wife, their**
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of
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:

One certain first mortgage favor of Tulsa, Building & Loan association, in the sum of \$2000.00 payable in monthly installments of \$29.20, and of which mortgage three payments have been made, leaving a balance to assume of \$1912.40. Also subject to a mortgage of \$910.00 in favor of Dan Pilcher payable in monthly installments of \$20.00. Also subject to taxes for 1923 and thereafter, all of which parties of second part herein assume and agree to pay and which is a part of the purchase price named herein.

and that they will warrant and forever defend the same unto the said parties of the second part their 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 parties...of the first part have...hereunto set...their.....hand...8 the day and year first above written.

W.T. Freeman

Agnes Freeman

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. K. Warren, a Notary Public, in and for said County and State, on this 23rd
day of June, 19 23, personally appeared W.T. Freeman and Agnes Freeman
his wife. xxx

to me known to be the identical person 8 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 April 17th, 1927. (SEAL) Chas. K. Warren, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 25 day of June, 1923, at 1 o'clock P. M.

Book No. 459, Page No. **613** (SEAL) **O.G. Weaver,** County Clerk.

Brady Brown, Deputy.