

#235007 NS

WARRANTY DEED RECORD No. 460.

60510 - Grant & Company, Tulsa

This Indenture, Made this 29th day of June, A. D. 1923, between James Caplas and Zerline Caplas, his wife, of Tulsa County, in the State of Oklahoma, ~~xxx~~ of the first part, and Nellie D. Houck, party of the second part. Witnesseth: That in consideration of the sum of One dollar and other valuable considerations, 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 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 Nine (9) of the Woodward Park Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

(The above described property is not now nor has it ever been or claimed as the homestead of the parties conveying same.)

INTERNAL REVENUE  
\$ 1.50  
Cancelled

~~sold~~ the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise ~~said~~ James Caplas and Zerline Caplas, his wife, 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:

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 ies 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 have hereunto set their hands the day and year first above written.

James Caplas

Zerline Caplas,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of June, 1923, personally appeared James Caplas and Zerline Caplas, his wife, ~~xxx~~ to me known to be the identical person 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.

Given under/ My commission expires Sept. 6, 1923. (SEAL) P. L. Long, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of July, 1923, at 1 o'clock P.M.  
Book No. 460, Page No. 103 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.