

#234023 NS

WARRANTY DEED RECORD No. 460.

COMPARED

This Indenture, Made this 28th day of June, A. D. 1923, between
Fred S. Houck and Nellie D. Houck, husband and wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Zerline Caplas 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 parties of the first part do hereby 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 Twenty One (21) in Block Three (3)
Ridgedale Terrace Second Addition to the
City of Tulsa, Oklahoma, according to the
recorded plat thereof.

INTERNAL REVENUE
\$ 1.50
Cancelled

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 Fred S. Houck and Nellie D. Houck, husband and 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 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:

Unmatured, special and general assessments not yet
due and payable. Party of the second part assumes
and agrees to pay a certain first mortgage in favor
of the Oklahoma City Building and Loan Association for
the amount of \$2982.00, and party of the second part
also assumes and agrees to pay a second mortgage in
favor of the Title Guarantee & Trust Co. for the amount
of \$1090.00.

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 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 S the day and year first above written.

Fred S. Houck

Nellie D. Houck,

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, P. L. Long, a Notary Public, in and for said County and State, on this 29th
day of June, 1923, personally appeared F. S. Houck and Nellie D. Houck,
his wife,
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 Sept. 6th, 1923. (SEAL) P. L. Long, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 5 day of July, 1923, at 2:40 o'clock P. M.
Book No. 460, Page No. 107 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.