

#235051 NS

## WARRANTY DEED RECORD No. 460.

66510 - Crags &amp; Company, Tulsa

This Indenture, Made this 27th day of June, A. D. 1923 between  
J.P. Flanagan and Lee Flanagan, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
W.G. Phillips, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of One dollar and other good and valuable con-  
sideration, - - - - (\$1.00) - - - - - DOLLARS,  
the receipt whereof is hereby acknowledged, said part 1st 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:

Lots Fifteen (15) and Sixteen (16)  
in Block Three (3) in Orchard Addition to  
the City of Tulsa, Oklahoma, according to  
the recorded plat thereof.

INTERNAL REVENUE  
\$ 10.00  
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 J. P. Flanagan and Lee Flanagan, his wife,  
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 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:

A first mortgage on which there is a balance due of  
\$12,568.00 and a second mortgage in the sum of \$2100.00  
which the grantee herein assumes and agrees to pay.

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

J.P. Flanagan

Lee Flanagan,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th  
day of June, 1923, personally appeared J.P. Flanagan and Lee Flanagan,  
his wife, ~~and~~  
to me known to be the identical person ~~and~~ 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.

~~XXXXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.

Given under March 1, 1927 (SEAL) A.B. Foote, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of July, 1923, at 4:05 o'clock P.M.

Book No. 460, Page No. 113 (SEAL) O.G. Weager, County Clerk.

Brady Brown, Deputy.