

COMPARED

#236482 NS

## WARRANTY DEED RECORD No. 460.

30510, Crane &amp; Company, Tulsa

This Indenture, Made this 11th day of July, A. D. 1923, between  
M. A. Aldrich and wife, Mae Aldrich  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
Harold S. Philbrick party of the second part.  
Witnesseth: That in consideration of the sum of One and no/100 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:

All of the South Forty (S.40') feet of Lots One (1)  
and Two (2) and the South Forty (S.40') feet of the  
West Sixteen (16) feet of Lot Three (3) in Block Six (6)  
of Highlands Second Addition to the City of Tulsa, Oklahoma,  
according to the recorded plat thereof.

INTERNAL REVENUE

\$ 2.52

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 parties of the first part for themselves and for 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:

Mortgages of record and special assessments hereafter  
to mature.

and that they 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, 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.

M. A. AldrichMae Aldrich,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Harold J. Sullivan, a Notary Public, in and for said County and State, on this 11th  
day of July, 19 23, personally appeared M. A. Aldrich and wife, Mae Aldrich,

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.

My commission expires Mar. 4, 1924, (SEAL) Harold J. Sullivan, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 24 day of July, 19 23, at 3:40 o'clock P.M.

Book No. 460, Page No. 368 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.