

COMPARED #237060 NS

WARRANTY DEED RECORD No. 460.

56010 Crane & Company, Tulsa

This Indenture, Made this 30 day of July, A. D. 1923, between
B. O. Shepherd and Ruth P. Shepherd, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and
Fred Gray, Sand Springs, Okla. ~~xxxx~~ the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consider-
ations, 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 his heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

The West Half ($\frac{1}{2}$) of the South One Hundred Forty
Feet (140) of Lot Six (6) in Block "A" of Joe Sub-
Division in Section (4) Township (19) North, Range
(12) East, in Tulsa County, 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 B. O. Shepherd and Ruth P. Shepherd, 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:

That is is understood that the regular damage due property
owners adjacent to a certain ditch being constructed by the
County be reserved by the party of the first part.

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 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 hand s the day and year first above written.

B. O. Shepherd

Ruth P. Shepherd,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30
day of July, 1923, personally appeared B. O. Shepherd and Ruth P.
Shepherd, his wife, ~~xxxx~~

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 Feb. 8, 1927. (SEAL) Estelle M. Montgomery, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 1 day of Aug., 1923, at 11: o'clock A.M.
Book No. 460, Page No. 457 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.