

COMPARED WARRANTY DEED RECORD No. 460.

Wain, Crane & Company, Touche

This Indenture, Made this 237428 C.M.J. first day of August, A. D. 1923, between Horace Anderson and Cecile Anderson (husband and wife) of Tulsa County, in the State of Oklahoma, party of the first part, and Albert W. Reeves party of the second part.

Witnesseth: That in consideration of the sum of Fifty Two Hundred Fifty (\$5250.00) DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said party 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:

Lot Seven (7) in Block One (1) 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 Horace Anderson and Cecile Anderson (husband and wife) their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 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:

one certain mortgage dated dated July 24th, 1923, in favor of The Local Building and Loan Association of Oklahoma City, Okla., Adkinson & Henry Local Agents, being in the sum of \$3000.00 payable \$41.70 per month; also subject to a second mortgage dated July 27th, 1923, in favor of Title Guarantee & Trust Co. being in the sum of \$905.00, payable \$20.00 per month, beginning August 1st, 1923, all of which the party of the second part herein assumes and agrees to pay, and which is a part of the purchase price named herein.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 and seal the day and year first above written.

Horace Anderson
Cecile Anderson

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Chas. K. Warren, a Notary Public, in and for said County and State, on this 2nd day of August, 1923, personally appeared

Horace Anders and Cecile Anderson, his wife, 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 April 17th, 1927. (Seal) Chas. K. Warren, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of August, 1923, at 2:30 o'clock P.M.

Book No. 460, Page No. 510 O. G. Weaver, County Clerk.

Brady Brown, Deputy, (Seal)