

COMPAKED

WARRANTY DEED RECORD No. 460.

237750 M H

50510 C. C. & Company, Tulsa

This Indenture, Made this 2nd day of June, A. D. 1920, between
Charles I. Root and Julia A. Root, his wife
 of Tulsa County, in the State of Oklahoma, party of the first part, and
J. R. Snider party of the second part.

Witnesseth: That in consideration of the sum of
Six Thousand (\$6000.00) 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:

The West One Half ($W\frac{1}{2}$) of the South One Half ($S\frac{1}{2}$) of Lot Number Three
 (3), in Block Numbered Six (6), of North Tulsa according to the recorded plat
 thereof as filed for record in the office of the register of deeds in and for
 Tulsa, Tulsa County, State of Oklahoma

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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 Charles I. Root and Julia A. Root, his 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 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 Certain mortgage to the Georgia State Savings and Loan Association of
 \$2500.00 on which there has been paid \$701.27 leaving a balance of \$1798.73 (which
 amount the party of the 2nd part assumes and agrees to pay)- and all special, general
 or sewer taxes that are not now due against said property

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 part 1st of the first part ha Y hereunto set their hand the day and year first above written.

Charles I Root

Julia A Root

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Geo. H. Bowman a Notary Public, in and for said County and State, on this 2nd
 day of June, 1920, personally appeared

Charles I Root and Julia A Root, 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 May 26th, 1924 (Seal) Geo H Bowman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 10th day of August, 1923, at 11 o'clock A. M.
 Book No. 460, Page No. 551 (Seal) O. G. Weaver, County Clerk.
Brady Brown, Deputy.