

COMPARED

WARRANTY DEED RECORD No. 460.

10510, Grant & Company, Toledo

237878 G.M.J.

This Indenture, Made this 10th day of August, 1923, A. D. 19, between

Irving Nichols and his wife Elizabeth Nichols of Kansas City

of Wyandotte County, in the State of Oklahoma, party of the first part, and

M. M. Mann of Tulsa, Oklahoma, party of the second part.

Witnesseth: That in consideration of the sum of

One Dollar and other valuable consideration DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said part 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 Lot Three (3) in Block Eight (8) in the
Rosedale Addition to the city of Tulsa, Oklahoma,
according to the official plat of said City.

#1.

State of Kansas, County of Wyandotte.

Before me Ella S. ovall, a Notary Public in and for said County and State on this 10th day of August, 1923, personally appeared Elizabeth Nichols to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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 com. Ex. 5th day of April, 1925. (seal) Ella Stovall, N.P.

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 grantors herein for themselves and for heirs, executors or administrators, do hereby covenant, promise and agree to and with said part of the second part that at the delivery of these presents that they are lawfully seized in in 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:

INTERNAL REVENUE
\$ 50
Cancelled

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

Irving Nichols

Elizabeth Nichols

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, H. Augustus Guess, a Notary Public, in and for said County and State, on the 13th day of August, 1923, personally appeared

Irving Nichols

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 Dec. 13, 1924. (Seal) H. Augustus Guess, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13 day of August, 1923, at 11:15 o'clock A.M.

Book No. 460, Page No. 573 O. G. Weaver, County Clerk.
Brady Brown, Deputy. (Seal)