

## WARRANTY DEED RECORD No. 460.

60316 Crane &amp; Company, Toront

COMPLETED  
 This Indenture, Made this 23rd day of June, A. D. 19 23, between  
Clint E. Hart and Johnnie B. Hart, his wife,  
 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 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:

All of Lot Twenty-one (21) in Block Three (3) of Terrace  
 Drive Addition to the city of Tulsa, Oklahoma, according  
 to the recorded plat thereof,

INTERNAL REVENUE  
 \$ 15.00  
 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:

A first mortgage in the sum of \$3500.00 in favor of the Southwestern  
 Mortgage Company, 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 part ies of the first part ha ve hereunto set their hand the day and year first above written.

Clint E. Hart

Johnnie B. Hart

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Harold J. Sullivan, a Notary Public, in and for said County and State, on this 10th  
 day of June, 19 23, personally appeared  
Clint E. Hart and Johnnie B. Hart, 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 March 4, 1924. (Seal) Harold J. Sullivan, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of August, 19 23, at 9:30 o'clock A.M.  
 Book No. 460, Page No. 616 O. G. Weaver, County Clerk.  
Brady Brown, Deputy. (Seal)