

COMPARED

WARRANTY DEED RECORD No. 460.

238341 C.M.J.

This Indenture, Made this 21st day of February, A. D. 1923, between

R. H. Agard and Ruth I. Agard husband and wife

of Tulsa County, in the State of Oklahoma, party of the first part, and
Margaret Castelaz party of the second part.

Witnesseth: That in consideration of the sum of

One Dollar and other good and valuable consideration DOLLARS,

the receipt whereof is hereby acknowledged, said part of the first part do by these presents grant, bargain, sell and convey unto said part of the second part her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

Lot numbered Fourteen (14) in Block numbered Twelve (12)
in Irving Place Addition to the city of Tulsa Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE
2.50
Certified

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 R. H. Agard their 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 they have 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:

Taxes for the year 1923 and thereafter and all special taxes and assessments not now due and payable.

Except a certain first mortgage of \$3500.00 as shown of record.

and that they will warrant and forever defend the same unto the said part of the second part her 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 part of the first part have hereunto set their hand the day and year first above written.

Ruth I. Agard

R. H. Agard

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Guy W. Settle, a Notary Public, in and for said County and State, on this 21st day of February, 1923, personally appeared

R. H. Agard and Ruth I. Agard

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 June 15th, 1926. (Seal) Guy W. Settle, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of August, 1923, at 9:30 o'clock A.M.

Book No. 460, Page No. 637 O. G. Weaver, County Clerk.

Brady Brown, Deputy. (Seal)