

#234871 NS

## WARRANTY DEED RECORD No. 460.

86510 - Crane &amp; Company, Topeka

COMPARED

This Indenture, Made this 30th day of June, A. D. 1923, between  
W.T. Everard and Mary S. Everard, his wife  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
Ruth Baker and Amzie Baker, party of the second part.  
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said  
parties of the second part their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of  
Oklahoma, to wit:

Lot Five (5) in Block Eight (8) Broadmoor  
Addition to the City of Tulsa, Oklahoma,  
according to the recorded plat thereof.

INTERNAL REVENUE  
\$ 12.50  
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 W.T. Everard and Mary S. Everard, his wife,  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ies 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:

Unmatured, special and general assessments not yet  
due and payable.

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

W.T. Everard

Mary S. Everard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, L.S. Spain, a Notary Public, in and for said County and State, on this 30th  
day of June, 1923, personally appeared W.T. Everard and Mary S. Everard,  
husband and wife, xxx

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 own 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 25th, 1927. (SEAL) L.S. Spain, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of July, 1923 at 10 o'clock Am.

Book No. 460, Page No. 83 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.