

#240036 NS

WARRANTY DEED RECORD No. 466

This Indenture, Made this 14th day of Sept., A. D. 1923 betweenL. H. Agard and W. G. Agard, her husband,of Tulsa, County, in the State of Oklahoma, party of the first part, andJoe Kadlao and Violet Kadlao,

party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable

considerations. - - - - - DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do - - - 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:

The North Forty five (45) feet of the South Ninety (90) feet of Lot Twelve (12) Block Six (6) Highlands Second Addition to the City of Tulsa, Okla., according to the recorded plat thereof.

150

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 L. H. Agard and W. G. Agard, her husband, their 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 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

A certain first mortgage of \$1500.00 and a second mortgage of \$1000.00. Both mortgages shown of record which the second party assumes and agrees to pay.

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

L. H. AgardW. G. AgardSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned,a Notary Public, in and for said County and State on this 14thday of Sept.19 23,personally appeared L. H. Agard and W. G. 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 Jan. 16, 1927.

(SEAL)

J. O. Dixie

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14th day ofSept.19 23, at 1:o'clock, P. M.Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk.