

COMPARED

#242949 NS

WARRANTY DEED RECORD No. 476

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

O.W. Spangler and Jennie O. Spangler, husband and wife, of Tulsa, Oklahoma

of Tulsa, County, in the State of Oklahoma, party of the first part, and
Ida M. Campbell, party of the second part.

Witnesseth: That in consideration of the sum of One dollar (\$1) and other good and valuable considerations the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said party 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:

All of the East Fifty-five (55) feet of Lot Five Five (5), in Block Two (2), of the second Oak Grove Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof; together with an easement for sewer purposes, over, across, and under the west Seventy-five (75) feet of Lot Five (5), in Block Two (2), of the Second Oak Grove Addition to the City of Tulsa, Oklahoma, with the right of ingress and egress for the purposes of inspecting, maintaining, repairing and relaying the sewer now connecting the first above described tract of land.

INTERNAL
\$2.00
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 O. W. Spangler and Jennie O. Spangler, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

The 1923 general taxes, unmatured installments of special assessments; and except a \$2500. mortgage dated May 25, 1922, to Joe Vespa, which the grantee assumes and agrees to pay.

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

O. W. Spangler

Jennie O. Spangler,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Eugene E. Hennig a Notary Public, in and for said County and State on this 19th day of October, 1923, personally appeared O.W. Spangler and Jennie O. Spangler,

husband and wife, 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. 23, 1926. (SEAL) Eugene E. Hennig Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 24 day of Oct. 1923, at 2:05 o'clock P.M.

Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.