

#243025 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 20th day of July, A. D. 1923, between
William O. Senseman, Jr. and Marie L. Senseman, Jr. his wife,
of Tulsa, Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part, and
Raymond E. Bidwell, ~~XXX~~ of the second part.

Witnesseth: That in consideration of the sum of Two Thousand Five Hundred and no/100 (\$2500.00)

DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
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:

Commencing at a point on the Easterly line of and fifty feet Southerly from the Northeasterly Corner of Block twelve; running thence westerly on a line parallel with and fifty feet southerly from the Northerly line of said block twelve, a distance of one hundred and fifty feet; thence southerly at a right angle with the Northerly line of said Block Twelve a distance of fifty feet; thence easterly on a line parallel with and one hundred feet southerly from the northerly line of said Block Twelve to an intersection with the easterly curved line thereof; thence northerly along said curve to the point of beginning; and being a part of lots one and two Block Twelve of Norvell Park (formerly Horsley Hill) an addition to said City of Tulsa; as shown by the amended plat thereof filed and recorded in the office of the County Clerk of said County of State, and said grantors represent that said real estate is no part of their home- stead or that of their family; and warrants and defends the title to the same against all lawful claims whatsoever, except unmatured installments of Special Assessments and an easement five foot wide along rear property line granted to said City of Tulsa as shown by Deed of Dedication executed and recorded.

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 William O. Senseman, Jr. and his wife, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT
as above.

2,500
Cancelled

and that they will warrant and forever defend the same unto the said party V of the second part his heirs and assigns against said parties 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 have hereunto set their hand S the day and year first above written.

William O. Senseman Jr.
Marie L. Senseman, Jr.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th day of July, 1923, personally appeared William O. Senseman, Jr.

and he to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

~~WITNESSE~~ my hand and seal the day and year last above written.

Given under/ March 27th, 1926. (SEAL) Beulah A. Hull; Notary Public
My commission expires

STATE OF COLORADO,
CITY & COUNTY OF
DENVER,

Before me, the undersigned, a Notary Public, in and for said County and State on this 4th day of August, 1923, personally appeared Marie L. Senseman, Jr. and to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission expires March 4, 1924. (SEAL) David W. Peterson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 25 day of Oct., 1923, at 1:40 o'clock P.M.
Brady Brown (SEAL) O. G. Weaver. Deputy County Clerk.