

COMPARED

#243084 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 22nd day of August, A. D. 1921, between

Ben A. Oswalt and Helen E. Oswalt, his wife,
 of Kane County, in the State of Illinois, party of the first part, and
 J. B. Peacock party of the second part.

Witnesseth: That in consideration of the sum of Ten Thousand and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part
 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:

All of Lot Seven (7) in Block Seven (7)
 of Broadmoor Addition to the City of Tulsa,
 Oklahoma, according to the amended plat of
 Block 1, 2, 3, 6, 7, 8, 17, 18 and 19 of said
 addition, according to the recorded plat thereof.

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 parties of the first part for themselves and for 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 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.

A first mortgage in the sum of \$4500.00, also a second
 mortgage in the sum of \$3750.00, and special assessments
 hereafter to mature.

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

Ben A. Oswalt

Helen E. Oswalt

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Vivian Weaver,

a Notary Public, in and for said County and State on this 27
 day of August, 1921, personally appeared Ben A. Oswalt and Helen E. Oswalt,

his wife, who executed the within and foregoing instrument, and acknowledged to me that they
 to me known to be the identical person 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 13, 1925 (SEAL) Vivian Weaver, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Oct., 1923, at 11 o'clock A.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.