

#243091 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 22nd day of October, A. D. 19 23, between  
L.R. Canfield and Mabel M. Canfield, his wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
William Pregler party of the second part.  
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable  
considerations, the receipt whereof is hereby acknowledged, said part Y of the first part do hereby presents grant, bargain, sell and convey unto said part Y 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:

East ninety (90) feet of Lot Seven (7), Block  
Fifteen (15) Orcutt Addition to the City of  
Tulsa, Tulsa County, State of Oklahoma

INTERNAL REVENUE  
\$ 5.00  
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 L. R. Canfield and Mabel M. Canfield, his wife, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

The unpaid balance on a certain mortgage now on said real estate in favor of the Oklahoma City Building & Loan Association of Oklahoma City, Oklahoma, for \$8500.00 which second party agrees to pay. Also subject to a certain second mortgage now on said real estate in favor of Mrs. R. W. Canfield, of 24 West Fairview, Tulsa, Oklahoma, for \$3500.00 which second party agrees to pay. Also subject to any taxes, general or special, which are or which are not now due, which second party agrees to assume and pay, beginning with and including the year 1923.

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

L. R. Canfield

Mabel M. Canfield,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Kathryn Sontag a Notary Public, in and for said County and State on this 23rd day of October, 19 23, personally appeared L. R. Canfield and Mabel M. Canfield, his wife;  
to me known to be the identical person is 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 Mar. 24, 1925. (SEAL) Kathryn Sontag. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Oct., 19 23 at 1: o'clock P. M.  
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.