

COMPARED
#242354 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 15th day of October, A. D. 19 23, between
R. H. Agard and Ruth I. Agard, his wife.
of Tulsa, County, in the State of Oklahoma, party of the first part, and
J.C. Eskridge, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable
considerations, & 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 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:

Lot Seven (7) in Block Seven (7) in Highlands
Second addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

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To Have And To Hold The Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever. First parties, their

And said Y of the second part that at the delivery of
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.

A certain first lean in the amount of \$2750.00 as shown
of record which the buyer assumes and agrees to pay.

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 ve hereunto set their hand the day and year first above written.

Ruth I. Agard

R. H. Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Lewis G. Malone a Notary Public, in and for said County and State on this 15th
day of October, 19 23, personally appeared R. H. Agard and Ruth I. Agard,
his wife,
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 Feb. 4th, 1925. (SEAL) Lewis G. Malone Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 17 day of Oct., 19 23 at 2:15 o'clock P.M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.