

COMPARED
#243104 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 18th day of October, A. D. 19 23, between

D. O. J. Spratt and Minnie May Spratt, husband and wife,

of Tulsa, County, in the State of Oklahoma, party of the first part, and
J. A. Phillips, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable consideration, DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do y by 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:

All of Lot Twelve (12) Block Fifteen
(15) Cherokee Heights Addition to the
City of Tulsa, according to the recorded
plat thereof;

3.00

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 D. O. J. Spratt and Minnie May Spratt, their
heirs, executors or administrators, do y 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 mortgage for \$2500 payable to Elsie H. Gubser,
dated October 17, 1923; payable October 17, 1926,
with interest at 8% per annum, payable semi-annually.

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

D. O. J. Spratt

Minnie May Spratt,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Arthur Ries a Notary Public, in and for said County and State on this 18th
day of October, 19 23, personally appeared D. O. J. Spratt and Minnie May Spratt

and they
to me known to be the identical person B 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 Dec. 2, 1925. (SEAL) Arthur Ries Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 26 day of Oct., 19 23 at 2; o'clock P. M.

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