

#242415 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 16 day of October, A. D. 19 23, betweenSarah Reeder & J. L. Reeder, her husband,of Tulsa,County, in the State of Oklahoma, ~~XXX~~ of the first part, andLillian Wilder,

of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerationsthe receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part Y of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Two (2) in Block Two (2) in Perryman  
Second Addition to Tulsa.

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 Grantor for her heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents that she is lawfully seized in her 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.

One first mortgage to G. J. Miller \$400.00. Second  
Mortgage to Fewell \$700.00; Lien of Miller Lumber  
132.50, lien to Hutchin's \$420.00, Lien to American  
Plum. Co. \$320.00.

and that she will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns against said part Y of the first part, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part Y of the first part ha S hereunto set her hand the day and year first above written.

Sarah ReederJ.L. Reeder,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, H.W. Conyers,a Notary Public, in and for said County and State on this 16day of October, 19 23, personally appeared Sarah Reeder and J. L. Reeder,her husband,

and

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 7-20-1927

(SEAL)

H.W. Conyers,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 17 day ofOct.19 23 at4:25 o'clockP. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.