

#242416 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 12th day of October, A. D. 19 23, between
O. Minson, a single man,
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part, and
Mary Duncan, a single woman, ~~XXX~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable
considerations 100/100/
the receipt whereof is hereby acknowledged, said part Y of the first part do SS 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 One (1) Block Two (2) in Perryman Heights Second
Addition, City of Tulsa, according to the recorded
plat thereof.

1.00

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 O. Minson, his
heirs, executors or administrators, do SS hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of
these presents that he lawfully seized in his
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 mortgage of \$2500.00 with interest to G. J. Miller;
a Mechanic lien of \$350.00 to W.F.Auspach, An indebtedness for
plumbing to the amount of \$320.00, \$325.00 to Homer Orcutt
Mortgage, (Second)

and that he 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 his 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 SS hereunto set his hand SS the day and year first above written.

O. Minson

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, H.W. Conyers, a Notary Public, in and for said County and State on this 16th
day of October, 19 23, personally appeared O. Minson,

and he
to me known to be the identical person SS who executed the within and foregoing instrument, and acknowledged to me that he
executed the same as his 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 of Oct., 19 23 at 4:25 o'clock P. M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.