

#243470 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 29th day of October, A. D. 1923, between
Lola May Von Thun and J. H. Von Thun, husband & wife,
of Tulsa, County, in the State of Oklahoma, ~~parties~~ of the first part, and
Zerline Caplas of the second part.
Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,
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, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of the lot One (1) Barrett and Evans Sub-Division of the East Half (E 1/2) Southwest Quarter (SW 1/4) Section Seventeen (17) Township Twenty (20) North, Range Thirteen (13) East Tulsa County, Oklahoma, according to the recorded plat thereof, containing Nine and Ninety eight one hundreth (9.98) acres more or less, together with all royalty rights that belong with this land.

INTERNAL REVENUE

\$ 50

Cancellation

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 Lola May Von Thun and J. H. Von Thun, husband & 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 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 uncumbered of and from all former and other grants, titles, charges, estates, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

With out exceptions, other than those of an oil mining lease; also party of the second part agrees to assume and pay a certain mortgage of \$1150.00 in favor of Karl S. Bean, of Oklahoma City.

and that they will warrant and forever defend the same unto the said part. Y. of the second part her heirs and assigns against said parties 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 parties of the first part ha. ve hereunto set their hand s the day and year first above written.

Lola May Von ThunJ. H. Von ThunSTATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 31st day of October, 1923, personally appeared Lola May Von Thun and J.H. Von

Thun, her husband,

and they to me known to be the identical persons 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 seal the day and year last above written.

Given under/

My commission expires Sept. 6, 1927. (SEAL) P. L. Long, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 31 day of Oct., 1923, at 3 o'clock P.M.

Brady Brown

Deputy (SEAL)

O. G. Weaver,

County Clerk.