

**COMPARE**

#243529 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 29th day of October, A. D. 1923, between  
Zerline Caplas and Jas. Caplas, husband & wife,  
of Tulsa, County, in the State of Oklahoma, Party of the first part, and  
Lola May Von Thun and J.H. Von Thun, husband & wife, X Party of the second part.

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

Lot Twenty One (21) in Block Three (3)  
Ridgedale Terrace Second Addition to the  
City of Tulsa, Oklahoma, according to the  
recorded plat thereof.

1.50

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 Zerline Caplas and Jas. Caplas, husband & wife, their  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part less 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 unincumbered of and from all former and other grants, titles, charges, estates, judgment  
 taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Unmatured, special and general assessments not yet due and payable, Party of the second part assumes and agrees to pay a certain first mortgage in favor of the Oklahoma City Building and Loan Association for the amount of \$2928.00, and party of the second part also assumes and agrees to pay a second mortgage in favor of the Title Guarantee & Trust Co. for the amount of \$1000.00.

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

---Zerline-Caplas  
James Caplas

STATE 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 Zerline Caplas and James Caplas, \_\_\_\_\_

her husband, \_\_\_\_\_ and \_\_\_\_\_ they  
to me known to be the identical person \_\_\_\_\_ who executed the within and foregoing instrument, and acknowledged to me that \_\_\_\_\_  
executed the same as \_\_\_\_\_ their \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein set forth.

~~Witness~~ my hand and ~~affix~~ 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 the 1 day of Nov., 1923, at 1 o'clock P.M.

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