

#243558 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 29th day of September, A. D. 1923, between

Gertrude Noyes, wife of J.A. Noyes,

of Tulsa,

County, in the State of Oklahoma, party of the first part, and

Charles W. Madsen,

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lots Forty-one (41) and Forty-two (42) in Block
Seven (7) in Amended College View Addition to the
City of Tulsa, Oklahoma, according to the recorded
official plat thereof.

INTERNAL REVENUE

\$ 50

Cancelled

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 Gertrude Noyes, wife of J.A. Noyes, her 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 she 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.

A first mortgage for \$1400.00 favor United Savings &
Loan Association of Tulsa, Oklahoma.

and that she 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, his 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.

Gertrude Noyes,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, A. V. Long, a Notary Public, in and for said County and State on this 25th

day of October, 1923, personally appeared Gertrude Noyes, wife of J. A. Noyes,

and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her 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 May 1st, 1926. (SEAL) A.V. Long, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 1 day of Nov., 1923, at 3:15 o'clock P. M.

Brady Brown

Deputy (SEAL)

O. G. Weaver,

County Clerk.