

#243564 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 26th day of October, A. D. 19 23, between
Robt. E. Adams, and Sara E. Adams, his wife, and W. Frank Walker, and Olga V. Walker,
 his wife, Tulsa, County, in the State of Oklahoma, party of the first part, and
E. S. Beaty, party of the second part.

Witnesseth: That in consideration of the sum of Eight Thousand and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said party ES of the first part do by these presents grant, bargain, sell and convey unto said party 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:

All of the East Forty (40) feet of Lot Two (2)
 and the West Five (5) feet of Lot One (1), Block
 One (1) of Weaver Addition to the City of Tulsa,
 Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
4.00

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 parties of the first part for themselves and for their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of
 these presents that they are 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.

Afirst mortgage in the sum of \$4000.00 in favor of
 W. B. Trimble, and special assessments hereafter to
 mature.

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
 against said party Y 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.

Robt. E. Adams

Sara E. Adams,
W. Frank Walker,
Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, O. E. Hart, a Notary Public, in and for said County and State on this 26th
 day of October, 19 23, personally appeared Robt. E. Adams and Sara E. Adams,

his wife, and W. Frank Walker and Olga V. Walker, his wife,
 to me known to be the identical person ES 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 Aug. 21, 1924 (SEAL) O. E. Hart, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1 day of Nov., 19 23 at 3:50 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk.