

#243614 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 1st day of August, A. D. 19 23, betweenD.E. Brauchtof Tulsa,

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

Effie C. Braucht

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuableconsiderations, ----- DOLLARS, 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:

All of Lot Seven (7) in Block Eleven (11)
in Forest Park Addition to the City of Tulsa,
Oklahoma, as per the recorded amended plat
thereof.

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 D.E. Braucht, 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 it is lawfully seized in its 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.

and that he will warrant and forever defend the same unto the said part ----- of the second part her heirs and assigns against said part ----- 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 S hereunto set his hand ----- the day and year first above written.

G. P. Griffin

D.E. BrauchtSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned,a Notary Public, in and for said County and State on this 1stday of August, 19 23, personally appeared D.E. Braucht,

and -----
to me known to be the identical person ----- 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 ----- seal the day and year last above written.

Given under/

My commission expires May 20, 1926.

(SEAL)

Bertha L. Cooper,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 2 day of Nov., 19 23, at 10:20 o'clock A.M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.