

COMPARED

#243861 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 2nd day of November, A. D. 19 23, between
Loy Beaty and Willie Beaty, husband and wife, of Tulsa,
Tulsa, County, in the State of Oklahoma, party of the first part, and
W.W. Carter, party of the second part.
 Witnesseth: That in consideration of the sum of One and no/100 (\$1.00) Dollars and other good and
valuable considerations, the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said party 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:

A plat of ground located in the SE/4 of the SE/4 of Section 5 Township 19 North, Range 12 East, more particularly described as follows; Beginning at a point Twenty-four rods South and Twenty (20) rods, West, from the Northeast Corner of the SE/4 of SE/4 of Section 5 Township 19 North, Range 12 East; thence West Twenty (20) rods; thence South Four (4) rods; thence East Twenty (20) rods; thence North Four (4) rods to the place of beginning; being the North Half (N/2) of the West Half (W/2) of the Two acre tract deeded to Marion McIntyre and Almeron McIntyre by a quit claim deed executed by D.C. Thomas and Mary I. Thomas, dated the 8th day of March 1917 and recorded in Book 110 page 115.

INTERNAL REVENUE

\$ 1.00

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 Loy Beaty and Willie Beaty, his wife, for themselves their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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.

Taxes for year 1923 which grantee herein assumes and agrees to pay.

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

Loy BeatyWillie Beaty.STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Fred D. Oiler, a Notary Public, in and for said County and State on this 2nd day of November, 19 23, personally appeared Loy Beaty and Willie Beaty, his wife,

and they to me known to be the identical person s 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 May 21, 1927. (SEAL) Fred D. Oiler, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5 day of Nov., 19 23 at 4:35 o'clock P.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.