

#244154 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 1st day of November, A. D. 19 23, betweenW. Warren Ferrell and Helen L. Ferrell, his wife,of Tulsa County, in the State of Oklahoma, party of the first part, andFannie Francis Griffin, party of the second part.Witnesseth: That in consideration of the sum of Five Thousand and no/100 - - - (\$5000.00) - - -DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

Lot Seven (7), in Block Twenty (20), in
Gillette and Hall Addition to the City of
Tulsa, in the County of Tulsa, and State of
Oklahoma, according to the recorded plat
thereof.

2.50

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 parties of the first part for themselves and 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.

A certain first mortgage in the sum of \$2500. as shown of record and all taxes and special assessments hereafter to mature, which party of the second part assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party of the second part her 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 parties of the first part have hereunto set their hand the day and year first above written.

W. Warren FerrellHelen L. Ferrell,STATE OF OKLAHOMA, Tulsa County, ss.Before me, the undersigned, a Notary Public, in and for said County and State on this 1stday of November, 19 23, personally appeared W. Warren Ferrell and Helen L. Ferrell,his wife,

to me known to be the identical person 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 Oct. 7, 1926. (SEAL) Edna Roberts. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 8th day of Nov., 19 23 at 4:50 o'clock P. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.