

COMPARED

#244160 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 8th day of November, A. D. 19 23, betweenCecil Bernard and J.H. Bernard, her husband,of Rogers, County, in the State of Oklahoma, ~~part~~ of the first part, andK. D. Bernard, of Rogers County and State of Oklahoma, ~~part~~ of the second part.

the said parties of the first part,

Witnesseth: That in consideration of the sum of One Dollar and exchange of property,the receipt whereof is hereby acknowledged, said ~~part~~ part do by these 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:

Lot Numbered 7 in Block No. 2 in Park View Addition
to the City of Tulsa, Tulsa County, Oklahoma, according
to the record plat of said addition now on file in the
office of Recorder in and for said county.

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 Cecil Bernard and J.H. Bernard, her husband, for their
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 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.

Except a Mortgage for the sum of \$1060.00 due as balance
on original mortgage of \$1300. in favor of J. H. Scully
and Sadie Scully, said mortgage executed March 7, 1923,
evidenced by 42 promissory notes for \$30 each and one for
\$40. one of said note being due every 30 days from and
after their dated till paid with int. thereon at 8% per
annum from date.

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

J.H. BernardCecil BernardSTATE OF OKLAHOMA, Rogers, County, ss.Before me, the undersigned,a Notary Public, in and for said County and State on this 8thday of November, 19 23,personally appeared Cecil Bernard and J.H. Bernard, herhusband,xxxto 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 X-XMy commission expires 4-1-1926:

(SEAL)

R. P. Shelton

Notary Public

In and for Rogers County, Oklahoma.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 9 day ofNov.19 23, at8;o'clock A. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.