

#244195 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 25th day of October, A. D. 19 23, betweenRichard Flood and Virginia Flood, husband and wife,of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, andMrs. Emma Bates,~~XXXX~~ of the second part.Witnesseth: That in consideration of the sum of One (\$1.00) Dollar and other good and valuableconsiderationsthe receipt whereof is hereby acknowledged, said part Y of the first part do ~~by~~ these presents grant, bargain, sell and convey unto said part Y of the second part, ~~heirs and assigns~~, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The West Sixty (60) Feet of of the North Half
of Lot (1) Block (6) Pleasant View Addition to
the City of Tulsa, Tulsa County, Oklahoma,
according to the recorded plat thereof together
with all improvements thereon.

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1.00

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 Richard Flood and Virginia Flood, husband and wife, 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.

A first Mortgage to Tulsa Building & Loan Co. for \$1644.89
and a Second Mortgage to E. H. KNIGHT for \$951.00, which
second party assumes and agrees to pay when due.

and that they will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
against said part ies 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 at the day and year first above written.Richard FloodVirginia Flood,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned, a Notary Public, in and for said County and State on this 25thday of October, 19 23, personally appeared Richard Flood and Virginia Flood, husbandand wife,~~XXXX~~to me known to be the identical person E 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.Given under ~~my hand and seal~~ seal the day and year last above written.My commission expires December 2, 1926. (SEAL) Lula A. Cofer, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 9 day of Nov., 19 23, at 1:50 o'clock A. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.