

#243867 NB

WARRANTY DEED RECORD No. 476

This Indenture, Made this 27th day of September, A. D. 19 23, between Josephine Penington, nee Wilson and her husband James R. Penington, of Oherokee County, in the State of Oklahoma, ~~part~~ of the first part, and A.B. Foster, ~~part~~ of the second part. Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations, (\$1.00) DOLLARS, the receipt whereof is hereby acknowledged, said part ies of the first 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:

The West-half of the South-east Quarter of Section Twenty-five (25) Township Twenty (20) North Range Thirteen (13) North less S.T.L. & S.F. Right of Way, containing 80 acres, more or less.

RECEIVED IN 1923
3.00

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 Josephine Penington, nee Wilson and her husband, James R. Penington, heirs, executors or administrators, do by hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents 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.

One Mortgage in the sum of \$3500. and commission mortgages

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 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 part ies of the first part ha ve hereunto set their hand s the day and year first above written.

Josephine Penington Nee Wilson
James R. Penington,

STATE OF OKLAHOMA, Oherokee County, ss. Before me, the undersigned, a Notary Public, in and for said County and State on this 27th day of September, 19 3, personally appeared Josephine Penington, nee Wilson and James R. Penington, her husband, 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. ~~XXXXXX~~ my hand and ~~XXXXXX~~ seal the day and year last above written. Given under/ My commission expires Jan. 12, 1927. (SEAL) Clem Hunt, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss. Filed for record this 6 day of Nov., 19 23, at 8:30 o'clock A. M. Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.