

WARRANTY DEED RECORD No. 476

#243899 NS

This Indenture, Made this 31st day of October, A. D. 1922, betweenJ. J. Murphy and Maude Murphy, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andJames Flanagan and A. A. Kramer, party of the second part.Witnesseth: That in consideration of the sum of One Dollar and other good and valuable

considerations

the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Commencing at a point 558.5 feet North of a point where the East line of Wheeling Avenue in Tulsa, Oklahoma, intersects the Northerly right-of-way line of the St. Louis and San Francisco Railroad; thence North 89 degrees and 26 minutes East a distance of \$265.0 feet to a point; thence North a distance of 250.0 feet to a point; thence North 90 degrees and 32 minutes West a distance of 265.0 feet to a point on the East line of Wheeling Avenue afore- said; thence South along the East line of Wheeling Avenue a distance of the Northwest quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section Thirty One (31), Township (20) North, Range 13 East, Indian Meridian, situated in Tulsa County, Oklahoma.

INTERNAL REVENUE

\$ 4.00

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 J. J. Murphy and Maude Murphy, and their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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 grunts, titles, charges, estates, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Mortgage of record in Book 290, at page 164, in office of County Clerk, Tulsa County, Oklahoma.

and that they will warrant and forever defend the same unto the said parties of the second part their 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 have hereunto set their hand s the day and year first above written.J. J. MurphyMaude Murphy,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned,a Notary Public, in and for said County and State on this 31stday of October, 1923, personally appeared J. J. Murphy and Maude Murphy, 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 Aug. 22, 1926.

(SEAL)

Vivian E. Gahagan,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of Nov., 1923, at 1 o'clock P. M.Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk.