

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 10th day of September, A. D. 1923, between  
R.M. Phillips and Anna M. Phillips, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
W. A. Rhoads and M.J. Rhoads, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of Seven Hundred and no/100 -----  
----- 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 ~~ies~~  
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:

Lot number Six (6) in Block Number Three (3)  
Original Twonsite of Bixby, Okla. according to  
the official plat thereof.

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 R. M. Phillips and Anna M. Phillips, ~~ies~~ of the second part that at the delivery of  
heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part ~~ies~~ 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.

No exceptions.

and that they will warrant and forever defend the same unto the said part ~~ies~~ of the second part their 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.

R.M. Phillips,

Anna M. Phillips.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 10th  
day of September, 1923, personally appeared R.M. Phillips, and Anna M. Phillips,

and  
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.

Given under my hand and official seal the day and year last above written.

My commission expires Oct. 28, 1925 (SEAL) A.C. Wise, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 6 day of Nov., 1923, at 3:20 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.