

WARRANTY DEED RECORD No. 476

This Indenture, Made this 17th day of August, A. D. 19 23, between
Berry-Hart Company, a corporation and B.M. Grotkop and Vinita C. Grotkop
 his wife,
 of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part, and
Cora Lewis and W.E. Lewis, ~~XXX~~ of the second part.
 Witnesseth: That in consideration of the sum of Six Hundred (\$600.00) and no/100 -----
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part
 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:

Lot Four (4) Block Four (4)
 Sunnybrook Addition to the City
 of Tulsa, County of Tulsa, Oklahoma,
 according to the duly recorded plat
 thereof.

INTERNAL REVENUE
 1.00
 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 parties of the first part, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

Texas for years 1919, 1920, 1921, 1922 and 1923,

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

(Corporate Seal)
 ATTEST; Ann Mayer, Sec'y.

BERRY-HART COMPANY,
 By Geo.S. Berry, Jr. Vice. Pres.
 B. M. Grotkop
 Vinita C. Grotkop

STATE OF OKLAHOMA, Tulsa, County, ss.
 Before me, the undersigned, a Notary Public, in and for said County and State on this 20
 day of August, 19 23, personally appeared B. M. Grotkop and Vinita G. Grotkop,
his wife, ~~XXX~~
 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 Apr. 3, 1927. (SEAL) Lois Greene, Notary Public

STATE OF OKLAHOMA, COUNTY OF TULSA, SS.

Before me, the undersigned, a Notary Public in and for said County and
 State, on this 20 day of August, 1923, personally appeared Geo. S. Berry, Jr., to
 me known to be the identical person who subscribed the name of the maker thereof to
 the foregoing instrument as its Vice-President and acknowledged to me that he executed
 the same as his free and voluntary act and deed, and as the free and voluntary act
 and deed of such corporation for the uses and purposes therein set forth. Witness
 my hand and official seal the day and year above written.

(SEAL) Lois Greene, Notary Public.
 My commission expires Apr. 3, 1927.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this the 14 day of Nov., 19 23, at 9:40 o'clock A. M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.