

WARRANTY DEED RECORD No. 476

#242505 NS

This Indenture, Made this 8th day of October, A. D. 1923, between  
L. H. Agard and W. G. Agard, her husband,  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
J. J. Day, 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 presents grant, bargain, sell and convey unto said party 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:

Lot five (5) Block One (1) Melrose Addition  
to the City of Tulsa, according to the recorded  
plat thereof.

INTERNAL REVENUE  
\$ 2.50  
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 L. H. Agard and W. G. Agard, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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,

One first mortgage in sum of Twenty five Hundred  
and no/100 dollars (\$2500.00), as shown of record.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 the day and year first above written.

L. H. Agard

W. G. Agard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 8th day of October, 1923, personally appeared L. H. Agard and W. G. Agard, her husband,

and they to me known to be the identical persons 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 Jan. 16, (SEAL) J. O. Dikis, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this 18 day of Oct., 1923, at 2:45 o'clock P.M.  
Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.