

#244546 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 23rd day of October, A. D. 19 23, between
A.T.Thorne and Phillipine Thorne, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Triangle Blue Print & Supply Company, a corporation, party of the second part.

Witnesseth: That in consideration of the sum of One dollar (\$1.00) and other valuable

Considerations, ----- the receipt whereof is hereby acknowledged, said part 1st of the first part do ----- by these presents grant, bargain, sell and convey unto said part Y of the second part, its heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Ten (10) in Block Nine (9) in Bren-Rose Addition
to the City of Tulsa, Tulsa County, Oklahoma, according
to the recorded plat thereof.

INTERNAL REVENUE
150

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 A.T. Thorne and Phillipine Thorne, his wife; their heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents that it lawfully seized in its 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.

Mortgage securing note for \$800.00 to the Liberty National Bank of Tulsa; Subject to restriction set out in deed from Jennie F. Brennan and E. J. Brennan to A.T.Thorne, dated May 17th, 1923 and recorded in Book 451 at page 192 in the office of the County Clerk of Tulsa County, Oklahoma.

and that they will warrant and forever defend the same unto the said part Y of the second part its successors against said part Y 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 hands the day and year first above written.

A. T. Thorne
Phillipine Thorne

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, George P. Bonnette a Notary Public, in and for said County and State on this 23rd day of October, 19 23, personally appeared A.T.Thorne and Phillipine Thorne 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 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 July 9th 1927.. (SEAL) George P. Bonnette Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 15 day of Nov., 19 23, at 4: o'clock P. M.
Brady Brown Deputy (SEAL) O.G.Weaver, County Clerk.