

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 15th day of August, A. D. 1923, between

Frank M. Wooden, a single man,  
of Tulsa, County, in the State of Oklahoma, ~~party~~ of the first part, and  
Mrs Sarah Cronin ~~party~~ of the second part.

Witnesseth: That in consideration of the sum of Forty-five Hundred and no/100 - - - - -

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

All of Lot Five (5), in Block Eight (8)  
Wakefield Addition to the City of Tulsa,  
Tulsa County, Oklahoma, according to the  
recorded plat thereof, together with all  
improvements thereon.

1.50

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 Frank M. Wooden, a single man, for himself, his  
heirs, executors or administrators, do SS hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents he is lawfully seized in his 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.

Special and general taxes not yet due and payable,  
and a first mortgage to the Farm and Home Savings and  
Loan Association of Missouri, dated March 20, 1923, for  
\$3000.00.

and that he will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns against said part Y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part Y of the first part ha S hereunto set his hand the day and year first above written.

Frank M. Wooden

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 15th  
day of August, 1923, personally appeared Frank M. Wooden, a single man,

and  
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he  
executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

Given under/ July 16th, 1924. (SEAL) Mary M. Miller, Notary Public  
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of Nov., 1923, at 2: o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.