

#244705 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 1st day of November, A. D. 1923, between

John E. Rodger and Ada E. Rodger, his wife,

of Tulsa, County, in the State of Oklahoma, party of the first part, and

Frank W. Ross party of the second part.

Witnesseth: That in consideration of the sum of Seventy One Hundred Fifty & 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 V 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 Three (3) in Block Eleven (11) in Norvell Park Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

The Grantors herein expressly retain a purchase price lien against said above described property in the amount of Eighteen Hundred Dollars (\$1800.00) which is evidenced by a promissory note in the like amount payable three years after date, dated Sept. 20th, 1923, and executed by R.L. Beers a single man in favor of Frank W. Ross and endorsed by Frank W. Ross to the order of the grantors herein.

3.50

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 First parties, 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 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.

A certain first mortgage in the amount of \$4000.00 given to the Midlands Savings and Loan Assn. as shown of record, which the buyer assumes and agrees to pay.

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

John E. Rodger

Ada E. Rodger

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Lewis G. Melone a Notary Public, in and for said County and State on this 1st

day of November, 1923, personally appeared John E. Rodger and Ada Rodger, his wife,

and to me known to be the identical persons 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 Feb. 4th, 1925. (SEAL) Lewis G. Melone Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 17 day of Nov., 1923, at 10:50 o'clock A. M.

Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.