

COMPARED

#244802 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 13th day of October, A. D. 19 23, betweenClaude H. Watson and Edith Watson, his wife,of Tulsa,

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

Helen Deal

party of the second part.

Witnesseth: That in consideration of the sum of One dollar and Exchange of propertythe receipt whereof is hereby acknowledged, said part ies of the first part do 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 Ten (10) in Block Three (3) in
Wakefield Addition to the City of Tulsa,
Oklahoma, according to the recorded plat
thereof.

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 for themselves, 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.

First Mortgage of Eleven Hundred Dollars, in favor of the
Exchange Trust Company of Tulsa, Okla. and second
Mortgage of Twenty Five Hundred Dollars, in favor of
J.B. Gilpin,

and that they 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, 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 the day and year first above written.

Claude H. WatsonEdith Watson,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Tom N. Griffitha Notary Public, in and for said County and State on this 13thday of October,19 23, personally appeared Claude H. Watson, and Edith Watson,his wife,

to me known to be the identical person 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 August 13th, 1924. (SEAL) Tom N. Griffith Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day ofNov.19 23, at2;o'clock P. M.Brady Brown

Deputy

(SEAL)

O.C. Weaver,

County Clerk.