

COMPARED

#244880 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 20th day of August, A. D. 1923, between

J.D. Bullington and Anna E. Bullington, husband and wife,

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

James C. Smith and Ollie B. Smith, husband &amp; wife, party of the second part.

Witnesseth: That in consideration of the sum of One

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

Lot Three (3) Block Nine (9) Broadmoor  
Addition to the City of Tulsa, Oklahoma,  
according to the recorded plat thereof.

1.00

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 J.D. Bullington and Anna E. Bullington, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

The unpaid balance on the mortgage given in The  
Local Building and Loan Association of Oklahoma  
as recorded in Book ... on page... and the unpaid  
portion of paving assessments now levied on said  
property.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said parties 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.

J.D. Bullington

Anna E. Bullington,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this

day of August, 1923, personally appeared J.D. Bullington and Anna E. Bullington,

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 December 6, 1926. (SEAL) Rufus A. Underwood Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of Nov. 1923 at 11: o'clock A.M.

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