

#245188 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 15th day of November, A. D. 19 23, between
Hazel D. Rice and C.E. Rice, her husband,
of Tulsa, Tulsa County, in the State of Oklahoma, ~~part~~ of the first part, and
Vera M. Burden of Tulsa, Tulsa County, Oklahoma, of ~~part~~ of the second part.
Witnesseth: That in consideration of the sum of Three Thousand -----
----- DOLLARS,
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, 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 Seventeen (17) in Block Two (2)
Northmoreland Addition to the city of Tulsa;
Tulsa County, Oklahoma, according to the recorded
plat thereof.

2.00

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 Hazel D. Rice and C.E. Rice, her husband, their heirs, executors or administrators, do by 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 indefensible 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.

One mortgage for One Thousand (\$1000) Dollars to
Reba Binkley dated Nov. 9th, 1923, and due Nov. 9th,
1926 bearing interest at the rate of 10% from date.

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 1st 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 1st of the first part have hereunto set their hand s the day and year first above written.

Hazel D. Rice

C.E. Rice,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, V. Dunaway a Notary Public, in and for said County and State on this 15th day of November, 19 23, personally appeared Hazel D. Rice and C.E. Rice, her husband,

and 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 June 19, 1926. (SEAL) V. Dunaway Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of Nov., 19 23, at 2:50 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.