

#245232 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 30th day of October, A. D. 19 23, betweenF.D. McGuiston and Beulah McGuiston, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andW. H. Nelson, party of the second part.Witnesseth: That in consideration of the sum of Three Hundred and Fifty and No/100

DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the first part do by these presents grant, bargain, sell and convey unto said part Y 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 Thirty Three (33) in Block Forty Five (45)
in West Tulsa Addition to the Town of West Tulsa,
now an addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE

\$ 50

Cancelled

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 F. D. McGuiston and Beulah McGuiston, 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 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.

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.F. D. McGuistonBeulah McGuistonSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, F.A. Singler a Notary Public, in and for said County and State on this 30thday of October, 19 23, personally appeared F.D. McGuiston and Beulah McGuiston

and they
to me known to be the identical person S who executed the within and foregoing instrument, and acknowledged to me that
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 Oct. 13, 1926. (SEAL) F. A. Singler, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 24 day of Nov., 19 23, at 8:40 o'clock A. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.