

COMPARED

#245480 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 21st day of November, A. D. 19 23, betweenJ. Worth Martin and wife, G.E. Martin,of Tulsa,

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

S. M. Bell

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and Exchange of other property,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 Number Eleven (11) in Claypool Sub-Division  
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 parties of the first part 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 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 first mortgage in favor of Frank Claypool  
of \$2000.00 and a second mortgage to Noah Swain  
for \$700.00 with accrued interest, which second  
party assumes,

and that they will warrant and forever defend the same unto the said part Y of the second part they 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.

J. Worth MartinG.E. Martin,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned, a Notary Public, in and for said County and State on this 21stday of November, 19 23, personally appeared J. Worth Martin and G. E. Martinhis wife,andto 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.

Given under 7-2-27 (SEAL) L. H. Sasser, Notary Public

My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27 day of Nov., 19 23, at 2:30 o'clock P. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.