

#245604 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 13th day of September, A. D. 19 23, between  
T. D. Sexton and Ettie Sexton, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
Ira Sexton and Eva Sexton, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of Fifteen Hundred (\$1500.00) -----  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said part ~~ies~~ of the first part do hereby presents grant, bargain, sell and convey unto said part ~~ies~~  
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 Fourteen (14) in Block One (1) in  
Crutchfield Addition to the City of Tulsa,  
Tulsa County, Oklahoma, according to the  
recorded plat thereof.

INTERNAL REVENUE  
8-1-20  
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 T.D. Sexton and Ettie Sexton, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ~~ies~~ 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.

and that they will warrant and forever defend the same unto the said part ~~ies~~ of the second part their heirs and assigns  
against said part ~~ies~~ 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 have hereunto set their hand s the day and year first above written.

T.D. Sexton

Ettie Sexton,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 13th  
day of September, 19 23, personally appeared T.D. Sexton and Ettie Sexton

his wife, ~~xxx~~ 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.

Given under my hand and seal the day and year last above written.

My commission expires July 12th, 1924. (SEAL) John Barrett. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 28 day of Nov., 19 23 at 3:40 o'clock P. M.

Brady Brown

Deputy (SEAL)

O.G. Weaver,

County Clerk.