

#245607 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 25th day of August, A. D. 1923, betweenF. L. Alban and Winifred N. Alban, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andE. H. McKeehan and Mary McKeehan, his wife, party of the second part.Witnesseth: That in consideration of the sum of Five Thousand Two Hundred Fifty00 DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do by 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:

South Forty (40) feet of the West Ninety Five  
(95) feet of Lot Two (2) Block Two (2), Tulsa  
Square Addition, according to the recorded plat  
thereof.

REVISED  
\$ 3.00  
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. L. Alban and Winifred N. Alban, 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.

A certain mortgage to The Mortgage-Bond Company of  
New York dated June 25th, 1923, and filed of record  
June 28th, 1923, in the amount of \$2000.00, also un-  
matured general taxes and special assessments, not  
yet due and payable.

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 ve hereunto set their hand the day and year first above written.F. L. AlbanWinifred N. AlbanSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, H. C. Pestor a Notary Public, in and for said County and State on this 27day of August, 1923, personally appeared F. L. Alban and Winifred N. Alban,

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 Jan. 9, 1926. (SEAL) H. C. Pestor Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 28 day of Nov., 1923, at 4: o'clock P. M.Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.