

#245630 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 18th day of July, A. D. 19 23, between

W. Warren Ferrell and Helen L. Ferrell, his wife,  
 of Tulsa, County, in the State of Oklahoma, party ies of the first part, and  
S. J. James, party of the second part.

Witnesseth: That in consideration of the sum of Five Thousand Five Hundred and Fifty (\$5550.00)  
 DOLLARS,  
 the receipt whereof is hereby acknowledged, said part ies of the first part do ies 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:

The South Thirty Seven (37 1/2) Feet of the North  
 Seventy Five Feet (75) of Lot One (1) Block Two (2)  
 Highlands Addition to the City of Tulsa, County of  
 Tulsa, State of Oklahoma, according to the recorded  
 plat thereof.

INTERNAL 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 parties of the first part, their  
 heirs, executors or administrators, do ies 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 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 1st Mortgage in the sum of \$2700.00,  
 Due and payable at the rate of \$39.42 per month  
 including the interest.

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 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 ie hereunto set their hand the day and year first above written.

W. Warren Ferrell

Helen L. Ferrell

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Grace Rebbing a Notary Public, in and for said County and State on this 17th  
 day of July, 19 23, personally appeared W. Warren Ferrell and Helen L. Ferrell,

his wife, ies who executed the within and foregoing instrument, and acknowledged to me that they  
 to me known to be the identical person s 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 May 14, 1927. (SEAL) Grace Rebbing Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of Nov., 19 23, at 9: o'clock A. M.

Brady Brown Deputy (SEAL) O. G. Weaver County Clerk.