

WARRANTY DEED RECORD No. 476

#245768 NS

WALKER-TAYLOR COMPANY, TULSA, OKLA. 74106

This Indenture, Made this 5th day of July, A. D. 19 23, between
C. E. Warner and May Warner, his wife;
 of Tulsa; County, in the State of Oklahoma, ~~part~~ of the first part, and,
John W.D. Barnes, and Blanch I. Barnes, ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of One dollar and other valuable considerations;

the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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 East one hundred and twenty six (126) feet of Lot Nine (9) of the Ozark Garden Farms, a subdivision of the South one half (S 1/2) of the Southwest Quarter (SW 1/4) of the North-west Quarter (NW 1/4) and the North Half (N 1/2) of the North-west Quarter (NW 1/4) of the Southwest (SW 1/4) and the Southwest quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the North-west Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) all in section Thirty three (33), Township Twenty (20), North Range thirteen (13) East.

INTERNAL REVENUE

\$ 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 C.E. Warner and May Warner, his wife, 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 were their 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.

One mortgage Dated June 19th, 1923, for \$1,600.00 consideration and one mortgage dated June 19th, 1923 for \$250.00 payable on or before one year from date which party of the second part assumes.

and that they will 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, his 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 A the day and year first above written.

C.E. WarnerMay Warner,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, W. H. Hull a Notary Public, in and for said County and State on this 5th day of July, 19 22, personally appeared C.E. Warner and May Warner, his wife,

and 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 Sept. 7th, 1925. (SEAL) W. H. Hull Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 1 day of Dec., 19 23, at 1 o'clock P. M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.