

WARRANTY DEED RECORD No. 476

WALSH TAYLOR COMPANY, LATA CITY 1970

This Indenture, Made this 1st day of December, A. D. 19 23, between
Birdie Hays Formely Birdie Emerson and A.B. Hays, her husband,
of Missouri County, in the State of Missouri of the first part, and
E.R. Kuhn of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable
consideration the receipt whereof is hereby acknowledged, said part ies of the first part do by these presents grant, bargain, sell and convey unto said part V
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:

Lots 17 and 18, Block One (1) in Orchard
Addition to the City of Tulsa, according
to the recorded plat thereof.

1.50

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 Birdie Hays and A.B. Hays, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part V of the second part that at the delivery of
these presents that they are lawfully seized in the ir
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 of Two Thousand Four Hundred and
Fifty (\$2450.00) Dollars.

and that they will warrant and forever defend the same unto the said part V of the second part his heirs and assigns
against said part V of the first part, their heirs and assigns, and all and every person or perosns 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.

Birdie Hays Nee Emerson

A.B. Hays,

STATE OF ~~OKLAHOMA~~ Missouri, Jasper County, ss.

Before me, Leo L. V. Pile, a Notary Public, in and for said County and State on this 1st
day of December, 19 23, personally appeared Birdie Hays formerly Bridie Emerson and
A. B. Hays, her husband,
to me known to be the identical person R 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 April 12, 1925. (SEAL) Leo L. V. Pile, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of Dec., 19 23, at 1 o'clock P. M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.