

WARRANTY DEED RECORD No. 476

This Indenture, Made this 10th day of April, A. D. 19 23, between
F. C. Barbeau and Rosalind S. Barbeau, his wife,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and
Mr. P. A. McNeal party of the second part.

Witnesseth: That in consideration of the sum of Two Thousand Six Hundred Seventy and 18/100
2.00 DOLLARS,
the receipt whereof is hereby acknowledged, said part 188 of the first part do 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 Seventy-seven and one-half
(77½) feet of Lot Twenty-five (25) and
Lot Twenty-six (26), Block Nine (9),
Overlook Park Addition to the City of
Tulsa as per the recorded amended plat
thereof, together with all improvements
thereon, all being situate in the County
of Tulsa, State of Oklahoma;

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. C. Barbeau and Rosalind S. Barbeau, his wife, their
heirs, executors or administrators, do by these hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of
these presents 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~~ including general and special tax to date

A first mortgage in the sum of Eighteen Hundred (\$1800.00)
Dollars, executed by grantors herein in favor of Tulsa
Building and Loan Association.

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

F. C. Barbeau

Rosalind S. Barbeau,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned,

a Notary Public, in and for said County and State on this 25th

day of April, 19 23, personally appeared F. C. Barbeau and Rosalind S.

Barbeau, his wife,

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 ~~seal~~ seal the day and year last above written.

Given under August 9, 1925. (SEAL) Mattie Sunderland, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 17 day of Oct., 19 23, at 10:45 o'clock A. M.

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