

COMPARED

#242782 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 16th day of October, A. D. 19 23, betweenJ.W. Weaver, and Mary M. Weaver, husband and wife,of Tulsa, County, in the State of Oklahoma, partiesA. F. Ruebsan and Minnie A. Ruebsan, his wife, parties

parties of the second part,

Witnesseth: That in consideration of the sum of (\$2080.00)Two Thousand and Eighty and no/100 DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lots Numbers One and Two (1 & 2) Block No.
Fifty-seven (57) of the West Side Second Addition
to the Town of Sand Springs, Tulsa County, Okla.;
according to the Official Recorded Plat thereof.

250
Caveat

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 J.W. Weaver, and Mary M. Weaver, his wife, 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 indefensible 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.

The restrictions and reservations as set forth in the deed made by Charles Page.

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 hereunto set our hand, S. the day and year first above written.

A. J. Avey, Witness
Art Stanton, Witness

J. W. Weaver,
her
Mary x M. Weaver,
mark

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Art Stanton a Notary Public, in and for said County and State on this 16th day of October, 19 23, personally appeared J. W. Weaver, and Mary M. Weaver,

and they to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their own 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 Feb. 21, 1927. (SEAL) Art Stanton, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 22 day of Oct., 19 23 at 4:30 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.