

page 636, Brady Brown, Deputy;

(SEAL) O.G. Weaver, County Clerk.

251331 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE
\$ 1.00
Cancelled

This indenture made this 16th day of February, 1924, A.D., by and between Chas. G. Stricklen, of Tulsa County, in the State of Oklahoma, party of the first part hereinafter called grantor, which may include one or more persons, and Bettie Stricklen, party of the second part, hereinafter called grantee, which may include one or more persons.

Witnesseth, that the said grantor, in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said grantee the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lots numbered nineteen (19) and twenty (20) in block numbered thirteen (13) of the original town now City of Sand Springs, according to the official recorded plat thereof,

Subject, however, to one certain mortgage in favor of Home Building and Loan Association, of Tulsa, Oklahoma, in the amount of \$2000.00 less all monthly payments paid thereon to date as required by the terms of said mortgage, and which said mortgage stands of record in the records of the Tulsa County, Oklahoma.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

And the said grantor for himself and for each of his heirs, executors or administrators, does hereby covenant, promise and agree to and with the said grantee, his heirs and assigns, that at the ensueing and delivery of these presents, said grantor is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in the law in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, unincumbered and discharged of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of whatever nature and kind, Except the reservations and restrictions contained in the original deed from Chas. P. age, and the said grantor will warrant and forever defend the same unto the said grantee his heirs and assigns against said grantor his heirs or assigns and all and every person or persons whomsoever, claiming or to claim the same, or any part thereof.

In witness whereof, the said grantor has hereunto set his hand the day and year first above written.

Chas. G. Stricklen.

State of Oklahoma)
County of Tulsa) SS
Before me, R. L. Marker, a Notary Public, in and for said County and State, on this 16th day of February, 1924, personally appeared Chas. G. Stricklen, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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.

(SEAL) R. L. Marker, Notary Public.

My commission expired Jan. 25, 1928.

Filed for record in Tulsa County, Okla. on Feb. 18, 1924, at 8:00 A.M. recorded in book 481, page 637, Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.