

263616 C.M.J.

GENERAL WARRANTY DEED.
(CORPORATION)

This Indenture, Made this 3rd day of October A.D.1919, between Frank J. Epstein and Mariam E. Epstein, his wife of Tulsa County of Tulsa, State of Oklahoma, parties of the first part, and Nola Childers-Tracy party of the second part.

WITNESSETH, That in consideration of the sum of One Dollars, the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell, and convey unto said party of the second part her heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot One (1) Block Seven (7) in Childers Heights Addition to the City of Tulsa, Oklahoma.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Frank J. Epstein and Mariam E. Epstein, his wife, their successors or assigns, do hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that it is 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, judgments, taxes, assessments and incumbrances, of whatsoever nature and kind, EXCEPT except taxes and that said parties of the first part will WARRANT and FOREVER DEFEND the same unto said party of the second part her heirs, executors or administrators, against said parties of the first part, their successors or 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 subscribed their names hereto at Tulsa, Oklahoma, the year and day first above written.

Frank J. Epstein

Miriam E. Epstein

COUNTY CLERK' CERTIFICATE OF NOTARY PUBLIC'S COMMISSION.

STATE OF OKLAHOMA,)
County of Tulsa.) ss.

Dated at Tulsa, Oklahoma, July 22,
1924.

I, O. G. Weaver, County Clerk of the County and State aforesaid, an officer of record having a seal, do hereby certify that Jewell Guthrie was a duly Commissioned Notary Public in and for Tulsa County and is duly authorized to take acknowledgments. Her commission commenced June 19th, 1919 and expires June 19th, 1923 as the same appears of Record in this office.

In testimony whereof I have hereunto set my hand and affixed the seal of my office at Tulsa, Oklahoma, this 22nd day of July 1924.

O. G. Weaver, County Clerk.

(Seal)

By Nelle R. Smith, Deputy.

STATE OF OKLAHOMA - - - County, ss.

Before me, Jewell Guthrie a Notary Public in and for said County and State, on this 3 day of October 1919, personally appeared Frank J. Epstein and Marian E. Epstein to me known to be the identical persons who subscribed their names to the 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 above written.

My commission expires June 19, 1924. (Seal)

Jewell Guthrie, Notary Public.