

#264853 LLJ

GENERAL WARRANTY DEED
(Corporation)

This indenture, Made this 26th day of July, A. D. 1924, between Berry-Hart Company a corporation, organized under the laws of the State of Oklahoma of Tulsa County, of Tulsa, State of Oklahoma, party of the first part, and A. L. Sebastian and Myrtle Sebastian, his Wife; party of the second part.

WITNESSETH: That in consideration of the sum of Four Hundred Fifty (\$450.00) Dollars, the receipt, whereof is hereby acknowledged, the said party of the first part does, by these presents, grant, bargain, sell and convey unto said parties of second part their heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot One (1), Block Two (2), Hunger Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

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

And said first party its successors or assigns, does hereby covenant, promise and agree to and with said parties of the second part, at the delivery of these presents that it is lawfully seized in its 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind. Except taxes for 1921, 1922, 1923 and 1924, and that said Corporation will warrant and forever defend the same unto the said parties of the second part, their heirs, executors or administrators, against said party of the first part, their successors or assigns, and all and every person or persons whosoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part hereto has caused these presents to be signed in its name by its president, and its corporate seal to be affixed, attested by its Secretary at Tulsa, Tulsa County, Oklahoma, the year and day first above written.

Berry-Hart Company, Name of Corporation

By Geo. S. Berry, President.

(Corp. Seal)

ATTEST:

By Geo. M. Tibbs,
(Secretary or officer required by
Company's By-laws)

STATE OF OKLAHOMA)

County of Tulsa) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of July, 1924, personally appeared Geo. S. Berry to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.

M Hughes, Notary Public

My Commission expires Feb. 24-1927 (SEAL)

Filed for record in Tulsa County, Oklahoma on August 9, 1924 at 11 o'clock A. M. Recorded in Book 491 Page 342. By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk.

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