

#222619 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 19th day of February, A. D., 192 3, between
W.O. Dickenson and Stella M. Dickenson, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
C. L. Evans and Helen Evans, of Tulsa, Oklahoma, ~~part~~ of the second part.
Witnesseth: That in consideration of the sum of Three Hundred and Fifty and no/100
----- DOLLARS,
the receipt whereof is hereby acknowledged, said ~~part~~ of the first part do ~~-----~~ by these presents grant, bargain, sell and convey unto said ~~part~~
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:

All of Lot Twenty-three (23), in Block Two (2), of
Sequoyah Place, a sub-division of Cherokee Acres,
an Addition to the City of Tulsa, Oklahoma, according
to the recorded plat and survey thereof.

INTERNAL REVENUE
\$ 50
Cancelled

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 W. O. Dickenson, for himself, his
heirs, executors or administrators, do ~~es~~ hereby covenant, promise and agree to and with said ~~part~~ of the second part that at the delivery of these
presents that he is lawfully seized in his
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 ap-
purtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes
and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes for the year 1921 and thereafter, and except
any liens or charges on said property done or
suffered by the parties of the second part.

and that they will warrant and forever defend the same unto the said ~~part~~ of the second part their heirs and assigns
against said ~~part~~ 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 ~~part~~ of the first part ha ~~ve~~ hereunto set their hand ~~s~~ the day and year first above written.

W.O. Dickenson
Stella M. Dickenson,

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, the undersigned, a Notary Public, in and for said County and State on this 19th
day of February 192 3, personally appeared W. O. Dickenson, and Stella M.
Dickenson, his wife, ~~as~~
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 official seal the day and year last above written.
My commission expires Nov. 9, 1926. (SEAL) Jay A. Balcan Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 23 day of Feby., 192 3, at 3; o'clock P. M.
Book No. 437, Page No. 19 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.