

COMPARED

#223697 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 15th day of Febr., A. D., 1923, between
P. C. Higdon,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Ben Edwards, party of the second part.

Witnesseth: That in consideration of the sum of (\$2000.00) Two Thousand, DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do by these presents grant, bargain, sell and convey unto said part Y
of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Thirty Nine (39) in Block Thirty four (34)
West Tulsa Addition to the City of Tulsa, Tulsa
County, Oklahoma, according to the recorded plat
thereof.

INTERNAL REVENUE
\$ 2000.00
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 party of the first part, his
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
presents that he 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.

and that he will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or
to claim the same.

In Witness Whereof, The said part Y of the first part has hereunto set his hand the day and year first above written.

P. C. Higdon,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, F. A. Singler, a Notary Public, in and for said County and State on this 16th
day of February, 1923, personally appeared P. C. Higdon,
and

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.

My commission expires Oct. 13, 1926. (SEAL) F. A. Singler, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of March, 1923, at 10:30 o'clock A. M.
Book No. 437, Page No. 206 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.