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WARRANTY DEED RECORD NO. 437

This Indenture, Made this 26th day of February, A. D., 1923, between

J.W. Bowers,

of Tulsa,

County, in the State of Oklahoma, ~~part~~ of the first part and

J.E. Ham,

part of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations,

the receipt whereof is hereby acknowledged, said part Y. of the the first part do ~~es~~ 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:

Lots Twenty (20) and Twenty-one (21) in Block
One (1) of College View Addition to the City
of Tulsa, Tulsa County, Oklahoma, according to
the Recorded Plat thereof.

The above described property is not, and never has been
occupied or claimed by first party as a homestead.

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, for himself and 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 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 appurtenances; 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.

All taxes and special assessments hereafter to mature,

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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.

J.W. Bowers,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The undersigned, a Notary Public, in and for said County and State on this 26th

day of February 1923, personally appeared J.W. Bowers,

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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 March 4th, 1924. (SEAL) Harold J. Sullivan, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Feby., 1923, at 2:20 o'clock P.M.

Book No. 437, Page No. 42 (SEAL) O.G. Weaver, County Clerk.

Brady Brown,

Deputy.