

Filed for record at Tulsa, Tulsa County, Oklahoma, May 7th, 1923 at 3:40 o'clock P.M. and recorded in Book 441 Page 514

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

229806-ACM

WARRANTY DEED

COMPARED

INTERNAL REVENUE

\$ 80.00

Cancelled

KNOW ALL MEN BY THESE PRESENTS:

That FRANK C. GIDDINGS, Bachelor, of the City of Tulsa, in Tulsa County, State of Oklahoma, party of the first part, in consideration of the sum of Eighty Thousand (\$80,000.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, does here by grant, bargain, sell and convey unto WM. M. Smith of the City of Tulsa, in Tulsa County, State of Oklahoma, party of the second part, the following described real estate situated in the said Tulsa County, State of Oklahoma, to-wit:-

An undivided one-third (1/3) interest in the Westerly Eighty (80) feet of Lot One (1), and the Westerly Eighty (80) feet of the North-erly Ninety (90) feet of Lot Two (2), all in Block One Hundred Thirty-Six (136) of the City of Tulsa, Tulsa County, State of Oklahoma, accord-
ing to the original plat and survey of said city;

Said premises being otherwise described as all that part of said Lots One (1) and Two (2) bounded by lines drawn as follows:

Beginning at the Northwestern corner of said Lot One (1) and running Easterly along the Northerly line of said Lot One (1) a distance of Eighty (80) feet; thence in a Southerly direction parallel with the Westerly line of said Lots One (1) and Two (2) a distance of One Hun-dred Ninety (190) feet; thence in a Westerly direction parallel with the Northerly line of said Lot Two (2) a distance of Eighty (80) feet to the Westerly line of said Lot Two (2); thence in a Northerly dir-
ection along the Westerly line of said Lots One (1) and Two (2) a dis-
tance of One Hundred Ninety (190) feet to the place of beginning;

together with all improvements thereon and appurtenances thereunto belonging, and warrants the title to the same; excepting all taxes and special assessments due or delinquent and unpaid, and all leases, suits pending and encumbrances of every kind which have accrued against said property since the execution and delivery of a certain ninety-nine year (99) lease on the above described land, to Oscar W. Edwards, dated September 24th, 1917, and like-wise excepting the said Edwards ninety-nine year lease, and all improvements placed on said land subsequent to the date of said lease.

TO HAVE AND TO HOLD said desribed premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, and judgements, mortgages and other liens and encumbrances of whatsoever nature, excepting those above described and excluded from the Warrnty.

IN WITNESS WHEREOF, I have hereunto set my hand the 21st day of October 1922.

FRANK C. GIDDINGS

(B)

STATE OF OKLAHOMA)
TULSA COUNTY) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7th day of May, 1923, personally appeared Frank C. Giddings, bachelor, 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 pur-