

COMPARED

#226975 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7th day of April, A. D. 1923, between
J.H. Traweck and Emma Traweck, (his wife)
of Tulsa, County, in the State of Oklahoma, party of the first part and
J.W. and Pearl Baxter, (husband and wife) party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations,
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ss by these presents grant, bargain, sell and convey unto said parties
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:

The West Thirty five (35) feet of Lot Four (4)
Block Two (2) Pleasant View Addition to the City
of Tulsa, Oklahoma, according to the Recorded Plat
thereof;

INTERNAL REVENUE
150
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 J.H. Traweck and Emma Traweck, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these
presents that they lawfully seized in their
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:

One mortgage to the Tulsa Building and Loan Association
in the sum of \$1400.00 payable at the rate of \$25.13 per
month for 78 months all of which party of the second part
assumes and agrees to pay.

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

J.H. Traweck

Emma Traweck,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 7th
April day of 1923, personally appeared J.W. Baxter and Pearl Baxter,
(his wife) XXXX

to me known to be the identical person ss 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 October 24th, 1925. (SEAL) J. Edgar Freeman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 7 day of April, 1923, at 1:20 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver County Clerk.
Brady Brown, Deputy.