

COMPARED
#226984 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7 day of April, A. D. 1923, between
M.A. Younkman & Alice Younkman,
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
Archie L. Hanks, ~~XXX~~ of the second part.
Witnesseth: That in consideration of the sum of Seven Hundred Fifty -----
----- 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 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 (5) Block (1) One Cherokee Heights Addition
to the City of Tulsa, Oklahoma.

INTERNAL REVENUE
100
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 M.A. Younkman & Alice Younkman, their
heirs, executors or administrators, do ~~SS~~ hereby covenant, promise and agree to and with said part ~~Y~~ 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

Taxes,

and that they 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, ----- 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 have hereunto set their hands the day and year first above written.

M.A. Younkman,

Alice Younkman,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J.J. Day a Notary Public, in and for said County and State on this 7
day of April, 1923, personally appeared M.A. Younkman, and Alice Younkman,

and
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 Apr. 2, 1925. (SEAL) J.J. Day. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of April, 1923, at 2:10 o'clock P. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.