

COMPALED

#227166 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 3rd day of April, A. D. 1923, between  
H.G. Dickenson and Beulah Dickenson, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and  
Hi-Land Investment Company, a corporation of Tulsa, Oklahoma, xxx of the second part.  
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations,  
paid, ----- ~~-----~~  
the receipt whereof is hereby acknowledged, said part ies of the first part do ----- by these presents grant, bargain, sell and convey unto said part y  
of the second part its/successors ~~-----~~ and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma; to-wit:

All of Lots 1,2,3,4,5,6,7,8,11,12,13,14,15,16,17,18,19 and 20 in,  
Block One (1), and Lots 21,22,24,33,34,35,36,37,38,39, and 40, in  
Block Two (2), and Lots 41,42,43,44,45, and 46 in Block Three (3)  
and Lots 61,62,63,71,72,73,74,75,76,77,78,79 and 80, in Block Four  
(4), all in Brookdale Addition to the City of Tulsa, according to  
the recorded plat thereof; also All of Lots 116,117,118,119,120,121  
122,123,124,125,126 and 127 in Block Four (4), and Lots 128,129,130,  
131,132,133,134 and 139, in Block Five (5) in Homebuilder Addition  
to the City of Tulsa, according to the recorded plat thereof;  
Also all that part of the North Sixty (60) acres of the East one-half  
of the Northwest Quarter of Section Twenty-five (25), Township Twenty  
(20) North, Range Twelve (12) East, not embraced in the plats of  
Brookdale and Homebuilders Addition to the City of Tulsa, as shown by the  
recorded plats thereof now on file and of record in the office of the  
County Clerk for Tulsa County, Oklahoma.

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 H. G. Dickenson, for himself, 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, ~~xxxx~~

It is agreed that said lands shall not be sold or transferred to  
any person of African descent.

INTERNAL REVENUE  
50.00  
Cancelled

and that he will warrant and forever defend the same unto the said part y of the second part its/successors, ~~xxxx~~ 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 ies of the first part have herunto set their hand s the day and year first above written.

H.G. Dickenson

Mrs. Beulah Dickenson

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd  
day of April, 1923, personally appeared H.G. Dickenson and Beulah  
Dickenson, his wife, ~~xxx~~

to me known to be the identical person 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 Nov. 9, 1926. (SEAL) Jay A. Balcom, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 10th day of April, 1923, at 1:30 o'clock P. M.  
Brady Brown, (SEAL) O.G. Weaver, County Clerk.  
Deputy.