

COMPARED

#227168 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 10th day of April, A. D. 1923, between  
Edward Watters and Grace M. Watters, his wife of Tulsa,  
Tulsa County, in the State of Oklahoma, party of the first part and  
Dudley W. Moore, party of the second part  
 Witnesseth: That in consideration of the sum of Five Thousand Five Hundred and no/100  
(\$5,500.00) DOLLARS,  
 the receipt whereof is hereby acknowledged, said party of the first part do by these presents grant, bargain, sell and convey unto said party  
 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:

The North Fifty (50') feet of Lots One (1) and Two (2)  
 in Block Twelve (12) in Irving Place Addition to the City  
 of Tulsa, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE  
 350  
 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 Edward Watters, and Grace M. Watters, his wife, for themselves, their  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these  
 presents that they are 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.

A first mortgage covering said premises in favor of The Mortgage-Bond  
 Company of N.Y. in the sum of Twenty-two Hundred and Fifty (\$2250.00)  
 Dollars, together with interest, which mortgage grantee assumes and  
 agrees to pay subject also to special assessments against said property  
 not yet due and payable.

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

Edward Watters

Grace M. Watters,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Fred D. Oiler, a Notary Public, in and for said County and State on this 10th  
 day of April, A. D. 1923, personally appeared Edward Watters and Grace M.  
Watters, his wife, XXX

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 May 21, 1923. (SEAL) Fred D. Oiler, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

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