

#227231 NS

WARRANTY DEED RECORD NO. 454

This indenture, Made this 26th day of March, A. D., 1923, between
W. O. Nelson, (a single man)
 of Tulsa County, in the State of Oklahoma, party of the first part and
Ray E. Sellers, party of the second part.
 Witnesseth: That in consideration of the sum of \$1500.00 Fifteen Hundred and no/100
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part Y of the first part do es 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 Eighteen (18) Block Two (2) Kraatz Gerlach
 Addition to the City of Tulsa, Okla., according
 to the recorded plat thereof.

INTERNAL REVENUE

\$ 1.50

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 W. O. Nelson, 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 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, EXCEPT.

and that he 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 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 Y of the first part ha B hereunto set his hand the day and year first above written.

W. O. Nelson,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Edna Roberts, Notary Public, in and for said County and State on this, 26th
 day of March, 1923, personally appeared W. O. Nelson

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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 purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires Oct. 7, 1926. (SEAL) Edna Roberts. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 11 day of April, 1923, at 2:20 o'clock P. M.

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(SEAL)

O. G. Weaver,

County Clerk.

Brady Brown

Deputy.