

#227290 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 9th day of April, A. D., 1923, between
Mildred Ward and Dan Ward, her husband,
of Tulsa County, in the State of Oklahoma, party of the first part and
G. H. Hurford, party of the second part.
Witnesseth: That in consideration of the sum of One (\$1.00 and other good and valuable consider-
ations, ----- 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:

Lot One (1) in Book Four (4), Hackathorn Addition to
the City of Tulsa, Oklahoma, according to the recorded
plat thereof.

INTERNAL REVENUE
\$ 1.50
Cancelled

To Have and To Hold the Same, Together with all and singular the tenelements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.
And said Mildred Ward and Dan Ward, 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 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 certain mortgage to the Home Building & Loan Association.

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 have hereunto set their hand the day and year first above written.
Mildred Ward
Dan Ward

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, A.H. Kendel Jr. a Notary Public, in and for said County and State on this 10
day of April, 1923, personally appeared Mildred Ward and Dan Ward,
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 Nov. 21, 1923. (SEAL) A.H. Kendel Jr. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 11 day of April, 1923, at 4:10 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.