

COMPARED

#226468 NS

# WARRANTY DEED RECORD NO. 454

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This Indenture, Made this 2nd day of April, A. D., 1923, between  
W.C. Bowyer and Gertrude Bowyer, his wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
V.D. Jenkins and M. L. Jenkins, party of the second part  
Witnesseth: That in consideration of the sum of Four Thousand and 00/100 - - - - -  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties  
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot thirty-nine (39) and lot forty (40), Block  
twelve (12) Capital Hill first Addition to the  
City of Tulsa, Tulsa County, Oklahoma, according  
to the recorded plat thereof.

INTERNAL REVENUE  
\$ 2.50  
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.C. Bowyer and Gertrude Bowyer, his wife, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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 \$1700.00 real estate mortgage payable at the rate of  
\$40.00 per month at the National Bank of Commerce in  
favor of J.F. Janisch; Said mortgage to bear interest at  
the rate of 8% per annum payable monthly, from date until  
paid.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns  
against said parties 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 parties of the first part have hereunto set their hand and seal the day and year first above written.

W.C. Bowyer  
Gertrude Bowyer,

STATE OF OKLAHOMA, Tulsa, County, ss.  
Before me, the undersigned, Notary Public, in and for said County and State on this 2nd  
day of April, 1923, personally appeared W.C. Bowyer and Gertrude Bowyer,  
his wife,  
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 Mar. 24, 1925. (SEAL) Kathryn Sontag, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 3 day of April, 1923, at 10:40 o'clock A. M.  
Book 400, Page 100 (SEAL) O.C. Weaver, County Clerk.  
Brady Brown, Deputy.