

#227330 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this \_\_\_\_\_ day of April, A. D. 1923, between  
Henry W. Richmond and Hazel A. Richmond, his wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
H.F. Gundiff and M.L. Gundiff, party of the second part.  
Witnesseth: That in consideration of the sum of Four Hundred (\$400.00) Dollars and other valuable  
considerations, \_\_\_\_\_ DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do \_\_\_\_\_ by 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:

All of Lot Four (4) Block Two (2) Arlington Heights  
Addition to the City of Tulsa, according to the  
recorded plat thereof.

INTERNAL REVENUE

\$ 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 Henry W. Richmond and Hazel A. Richmond, 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 Mortgage in favor of B.L. Conway in the sum of Seven Hundred  
(\$700.00) Dollars and the last half of the Taxes for the year  
1922 amounting to \$20.04, which the said second parties hereby  
assume and agree to pay.

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 s the day and year first above written.

Henry W. Richmond

Hazel A. Richmond,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, G.J. Patterson Notary Public, in and for said County and State on this \_\_\_\_\_

day of April, 1923, personally appeared Henry W. Richmond and Hazel A.

Richmond 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 July 18th, 1923. (SEAL) G.J. Patterson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of April, 1923 at 11: \_\_\_\_\_ o'clock A. M.

XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.