

COMPARED
#227366 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 10th day of April, A. D., 1923, between
B.A. Waynes of Tulsa,
of Tulsa, County, in the State of Oklahoma, party of the first part and
M.C. Waynes of Tulsa, Oklahoma, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations;
the receipt whereof is hereby acknowledged, said part Y of the first part do SS by these presents grant, bargain, sell and convey unto said part Y of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

A one-half ($\frac{1}{2}$) undivided interest in and to the following described real property, namely; "Beginning at the Northeast corner of Lot One (1) in Block Twenty-three (23), thence westerly seventy-six and eight tenth ($76\frac{8}{10}$) feet, along northerly line of said lot, thence in a southerly direction fifty (50) feet on a parallel line to Elgin Avenue, being at an angle of Ninety (90) degrees to the Northerly line of said lot one (1); thence westerly thirty (30) feet, parallel to North line of Lot One (1); thence southerly Forty-six (46) feet on a line parallel to Elgin Avenue, thence easterly $65\frac{64}{100}$ feet to Street, thence northerly along West line of Exeter Street 104 feet to place of beginning in Block Twenty-three (23) North Tulsa Addition to the City of Tulsa, according to the official 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 B.A. Waynes, grantor, for himself and for
heirs, executors or administrators, do SS hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents 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.

The following covenant and warranty running with said property
"Right to repair sewer line for two houses at 321 and 323 North
Elgin to C.C.C. White, his heirs and assigns"

and that he will warrant and forever defend the same unto the said part Y of the second part her 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 SS herunto set his hand the day and year first above written.

B.A. Waynes,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Mildred M. Shambra a Notary Public, in and for said County and State on this 10th
day of April, 1923, personally appeared B.A. Waynes of Tulsa, Oklahoma,

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 March 28, 1927 (SEAL) Mildred M. Shambra Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of April, 1923, at 3:10 o'clock P. M.
XXXXXX XXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.