

#227362 NS

WARRANTY DEED RECORD NO. 454

COMPARED

This Indenture, Made this 9th day of April, A. D., 1923, between E.G.Cunningham and Mattie A. Cunningham, his wife, of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and Elizabeth Devanney ~~XXX~~ of the second part. Witnesseth: That in consideration of the sum of Thirty Seven Hundred Fifty (\$3750.00) ~~-----~~ DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do ~~-----~~ by these presents grant, bargain, sell and convey unto said party 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:

Lot Number Five (5) in Block Number Four (4) Owen Addition to the City of Tulsa, Tulsa County, Oklahoma, as shown by the recorded plat thereof.

This deed is given subject to a first mortgage of \$1800.00 which has been reduced to \$1417.68 and which grantee assumes.

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 First parties, 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 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

The first named balance on mortgage and except taxes for 1923 and thereafter.

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

E.G.Cunningham

Mattie A. Cunningham,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 9th day of April, 1923, personally appeared E.G.Cunningham and Mattie A.Cunningham, his wife, and

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.

~~XXXXX~~ my hand and ~~XXXXX~~ seal the day and year last above written.

Given under / Jan. 2nd, 1924 (SEAL)

W.M.Robbins,

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of April, 1923, at 3:35 o'clock P. M.

~~XXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O.G.Weaver,

County Clerk.

Brady Brown,

Deputy.