

COMPARED
#227402 NS

WARRANTY DEED RECORD NO. 454

179

This Indenture, Made this 12th day of April, A. D. 1923, between
S.C. Spears,
of Tulsa, County, in the State of Oklahoma, party of the first part and
WM. O. Bagley party of the second part
Witnesseth: That in consideration of the sum of One Hundred Fifty (\$125.00 of which is paid
cash) DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part does 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 Twenty (20) of Block (7) of the Rosedale
Addition to the City of Tulsa, Oklahoma.

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 S.C. Spears, for herself and her
heirs, executors or administrators, does hereby covenant, promise and agree to and with said party of the second part that at the delivery of these
presents that she is lawfully seized in her
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.

Taxes 1919, 1920, 1921, 1922, --- 1918, 1917.

(Vendor retains a lien hereon for \$25.00 balance due
on purchase price.)

and that he 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 her 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 has her hereunto set her hand the day and year first above written.

S.C. Spears,

I. H. Spears,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Mildred M. Shambra, a Notary Public, in and for said County and State on this 12th
day of April A.D. 1923, personally appeared S.C. Spears, and I. H. Spears,

xxx

to me known to be the identical persons 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 March 25, 1927. (SEAL) Mildred M. Shambra, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 12 day of April, 1923, at 4:30 o'clock P.M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.