

COMPARED

#227417 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this fourth day of April, A. D., 1923, between
J.L. Ballenger, and Leone F. Ballenger, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Alonzo E. Garza, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable consideration
----- 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 his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The West half of the North East Quarter of Section
Thirty (30) Township Seventeen (17) North, Range
Thirteen (13) East of the Indian Base and Meridian,
containing Eighty acres more or less.

INTERNAL REVENUE
\$ 4.50
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 J.L. Ballenger and Leone Ballenger, his wife, for their
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 that they are lawfully seized in their own right of an absolute and indefensible 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 for 1923, First Mortgage in the sum of \$1600.00, a second mortgage in the sum of \$168.00, both in favor of Maxwell & Maxwell of Kansas City, Missouri, and a certain oil and gas lease, in favor of Lyons Petroleum Co., and agricultural lease held by E.L. Wilmott.

and that they 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 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 at the day and year first above written.

J.L. Ballenger,

Leone F. Ballenger,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Edna Roberts, a Notary Public, in and for said County and State on this 4th
day of April, 1923, personally appeared J.L. Ballenger and Leone F. Ballenger,
his wife, XXXX
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 Oct. 7, 1926. (SEAL) Edna Roberts. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13 day of April, 1923, at 10:40 o'clock A. M.
XXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.