

COMPARED

#227471

WARRANTY DEED RECORD NO. 454

This indenture, Made this 9th day of April, A. D. 1923, between
Paul A. Johnson and Minnie H. Johnson, his wife,
Tulsa, parties
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
Etta L. Ricker, party of the second part.
Witnesseth: That in consideration of the sum of Fifteen Hundred and no/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ----- 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:

The East Eighty-five (85) feet of Lot Twelve (12) in Block Three (3) in Forrest Park Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof and beginning, at the South East corner of said Lot Twelve (12) in Block Three (3) in Forest Park Addition, thence East Ten (10) feet, thence North Fifty (50) feet, thence West Ten (10) feet, thence South to point of beginning. It being the intention to convey to said grantee all of Lot Twelve (12) in Block Three (3) in Forest Park Addition including the Ten (10) feet vacated by the City, except the West fifty-five (55) feet of said lot as platted.

INTERNAL REVENUE

\$ 150

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 Paul A. Johnson and Minnie H. Johnson, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y 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,

Any assessments for special improvements taxes that are not now due on said Ninety-five feet of Lot twelve (12) Block Three (3) Forest Park Addition to the City of Tulsa, Okla.

and that they will warrant and forever defend the same unto the said part y of the second part her 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 ha ve hereunto set their hands the day and year first above written.

Paul A. JohnsonMinnie H. Johnson,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. A. Myers, a Notary Public, in and for said County and State on this 12th
day of April, 1923, personally appeared Paul A. Johnson and Minnie H. Johnson,
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 Febr. 14th, 1925. (Seal) Chas A. Myers, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13 day of April, 1923, at 3:40 o'clock P.
Brady Brown, (SEAL) G.G. Weaver, County Clerk.
Deputy.