

COMPARED

#227571 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 9th day of April, A. D., 1923, between
Charles Woodruff and his wife, Della Woodruff,
of Tulsa County, in the State of Oklahoma, ~~XXX~~ of the first part and
Walter O'Bannon, ~~XXX~~ of the second part.
Witnesseth: That in consideration of the sum of Thirty Five 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 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:

Twenty-eight feet (28) off the west side of Lot Three (3) in
Block Eighty One (81) in the City of Tulsa, Tulsa County,
Oklahoma, according to the official plat thereof, being the
same lands conveyed to the grantors hereto in which the grantors
name is spelled Charles Woodroff said deed being recorded in
Book 247, page 489, in the County Clerks office of Tulsa County
Oklahoma.

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 Charles Woodruff and his wife Della Woodruff
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 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.

INTERNAL REVENUE
\$ 350
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns
against said parties 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 parties of the first part have hereunto set their hand 3 the day and year first above written.

Charles Woodruff

Della Woodruff,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 12th
day of April, 1923, personally appeared Charles Woodruff and his wife, Della
Woodruff, ~~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.

~~WITNESSE~~ my hand and ~~XXXX~~ seal the day and year last above written.
Given under / March 22, 1925. (SEAL) Labelle DeShetler, Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14 day of April, 1923 at 11 o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O G. Weaver, County Clerk.
Brady Brown, Deputy.