

#227627 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 12th day of April, A. D. 1923, between
A.T. Baker and Anna P. Baker, husband and wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Eleanor E. Long, party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable
considerations, 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 Six (6) in Block Three (3) of the amended plat
of Verne Subdivision of the City of Tulsa, Tulsa
County, Oklahoma, according to the recorded plat
thereof. Said lot shown to be, by recorded plat
75 x 200 feet being a sub-division of the North Half
of the North east Quarter of Section 8, Township 19
North, Range 12 East in Tulsa County, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE
\$ 1.00
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 A.T. Baker and Anna P. Baker, husband and wife, 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 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.

\$1800.00 in favor of Leora Thalman, also \$300.00
in favor of Nora Nichols.

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.

A.T. Baker

Anna P. Baker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Maude Tuten a Notary Public, in and for said County and State on this 12th
day of April, 1923, personally appeared A.T. Baker and Anna P. Baker,
husband and wife, 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 September 6, 1925. (SEAL) Maude Tuten Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of April, 1923, at 5 o'clock A. M.

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O.G. Weaver, County Clerk

Brady Brown, Deputy.

(SEAL)