

COMPARED
#227663 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 2nd day of April, A. D. 1923, between
Chas. T. Abbott, a single man and Chas. T. Abbott, Trustee,
of Tulsa County, in the State of Oklahoma, party of the first part and
Jennie M. Boyd party of the second part
Witnesseth: That in consideration of the sum of Five Hundred & Fifty (\$550.00) -----
----- 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:

Lot numbered Seven (7), Block Numbered Four (4), East
Lawn Addition to Tulsa Oklahoma; according to the
recorded plat thereof as filed for record in the office
of the County Clerk within and for Tulsa County, Oklahoma.

This lot is sold for residence purposes only and the minimum cost of such dwelling
shall be Thirty Five Hundred (\$3500.00) dollars when completed and no part of such
dwelling shall be nearer the front line than thirty five (35), feet. It is agreed
that this lot shall never be occupied by or sold to a negro.

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 Above parties, of the first part 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.

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 part y 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 part ies of the first part ha vs hereunto set their hand s the day and year first above written.

Chas. T. Abbott

Chas. T. Abbott, Trustee

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Guy W. Settle a Notary Public, in and for said County and State on this 2nd
day of April 1923, personally appeared Chas. T. Abbott, a single man
and Chas. T. Abbott, Trustee, xxx
to me known to be the identical person s 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 June 15th, 1926. (SEAL) Guy W. Settle Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of April 1923, at 12: o'clock M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.