

COMPARED

#227669 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 16th day of May, A. D., 1922, between
George Nicklau and Nellie Nicklau (husband & wife)
of Tulsa, County, in the State of Oklahoma, party ^{ies} of the first part and
A.T. White and Nettie J. White, parties ~~xxxx~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consider-
ations, ----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Four (4) of Block Eight (8) in Exposition Heights
Addition to the City of Tulsa according to the official
plat thereof duly recorded in the County Clerk's office
in and for Tulsa County, Oklahoma.

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 parties of the first part for themselves and for their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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:

A coal lease dated August 11th, 1913, to Hickory Coal & Mining
Company, and the restrictions contained in a deed to George
Nicklau dated October, 18th, 1920, executed by Fletcher H. Pratt,
Attorney-in-fact for John W. Perryman, Clarissa Richards and B.P.
Richards.

and that they will warrant and forever defend the same unto the said parties of the second part their 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 have hereunto set their hand S the day and year first above written.

George Nicklau

Nellie Nicklau.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, S.L. Hershberger, a Notary Public, in and for said County and State on this 14th
day of April, 1923, personally appeared George Nicklau and Nellie Nicklau

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 July 24th, 1924. (SEAL) S.L. Hershberger. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of April, 1923, at 1 o'clock P. M.

~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver. County Clerk.

Brady Brown, Deputy.