

#227924 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 1st day of March, A. D. 1923, between J.L. Payne and Dora Payne, his wife, of Tulsa, County, in the State of Oklahoma, party of the first part and Belle Dutcher party of the second part. Witnesseth: That in consideration of the sum of Twenty-seven Hundred and 00/100 - - - - - DOLLARS, the receipt whereof is hereby acknowledged, said part ies 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:

All of Lot Six (6) Block One (1), Mixon Trotter Heights Addition to the City of Tulsa, Tulsa County, Oklahoma, with all the improvements thereon and thereunto belonging.

INTERNAL REVENUE
\$ 2.00
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 J.L. Payne and Dora Payne, his wife, 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 have hereunto set their hand s the day and year first above written.

J.L. Payne

Dora Payne

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st day of March, 1923 personally appeared J.L. Payne and Dora Payne, his wife,

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 Jan. 15th, 1927. (SEAL) D.C. Lange, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18 day of April, 1923, at 1:30 o'clock P. M.

BOOK NO. 156, PAGE NO. 1 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.