

COMPARED

#227932 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 18th day of April, A. D., 1923, between  
Clara C. Smith and L.E. Smith, her husband,  
Tulsa, County, in the State of Oklahoma, party of the first part and  
J.A. Duff and Elizabeth Duff, 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 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:

The West Thirty-five (35) feet of Lot Seven (7) and the East  
 Forty (40) feet of Lot Eight (8) in Block Three (3) in Sunset  
 Park Addition to the City of Tulsa, Oklahoma, according to the  
 official plat thereof recorded in the office of the Register of  
 deeds within and for Tulsa County, Oklahoma.

Grantees herein take the above property as joint tenants with  
 right of survivorship.

INTERNAL REVENUE

\$ 750

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 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 loan in the amount of \$7000.00, in favor of the Pioneer  
 Mortgage Co., of Topeka Kansas, now of record, all taxes  
 and special assessments maturing after this date, which  
 second party assumes and agrees to pay.

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 at the day and year first above written.

Clara C. Smith

L.E. Smith

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The undersigned, a Notary Public, in and for said County and State on this 18th  
 day of April, 1923, personally appeared Clara C. Smith and L.E. Smith, her husband,

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to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they  
 executed the same 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 March 4th, 1924. (SEAL) Harold J. Sullivan Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of April, 1923, at 2: o'clock P. M.  
 (SEAL) O.C. Weaver, County Clerk.

Brady Brown, Deputy.