

COMPARED

#227935 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 5th day of February, A. D. 1923, between  
C.B. Wrightsman and Irene Stafford Wrightsman,  
Tulsa, County, in the State of Oklahoma, party of the first part and  
Phillip Kates party of the second part.  
 Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,  
----- DOLLARS,  
 the receipt whereof is hereby acknowledged, said party of the first part do ss. by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All that part of Lot One (1) in the Northwest  
 Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13), Township  
 Nineteen (19) North, Range Twelve (12) East,  
 lying east of the Midland Valley Railroad Company's  
 right-of-way;

REVENUE  
 452  
 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 C.B. Wrightsman and Irene Stafford Wrightsman, 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 are lawfully seized in their own right of an absolute and indefensible 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.

General Taxes for the year 1923 and years subsequent thereto  
 and special assessments which are not now due;

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

C.B. Wrightsman

Irene Stafford Wrightsman,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, R. J. Reinke a Notary Public, in and for said County and State on this 5th  
 day of February 1923, personally appeared C.B. Wrightsman and Irene Stafford  
Wrightsman, 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 October 12, 1926. (SEAL) R.J. Reinke Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18 day of April, 1923, at 2:40 o'clock P. M.

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(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.