

WARRANTY DEED RECORD NO. 454

#227940NS

This Indenture, Made this 19th day of March, A. D. 1923, between
Virginia Duncan, formerly Virginia Light and Frank E. Duncan,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Claude Smith and Mary E. Smith, his wife, party of the second part.
Witnesseth: That in consideration of the sum of One Thousand (\$1000.00) -----
----- 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 South one-half ($8\frac{1}{2}$) of Lots Fifteen (15) Sixteen (16)
Seventeen (17) and Eighteen (18) Block Eleven (11) Overlook
Park Addition to the City of Tulsa, Oklahoma, as per the
recorded amended plat thereof, being a plot of ground Sixty-
seven and one-half ($67\frac{1}{2}$) feet wide "North and South" and One
Hundred (100) feet deep "East and West."

INTERNAL REVENUE
\$ 100
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 Virginia Duncan, formerly Virginia Light and Frank E. Duncan, 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 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.

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 the day and year first above written.

Virginia Duncan
formerly Virginia Light
Frank E. Duncan,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Mattie Sunderland a Notary Public, in and for said County and State on this 19th
March day of 1923, personally appeared Virginia Duncan, formerly Virginia Light
and Frank E. Duncan, xxx
to me known to be the identical persons 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 August 9, 1925. (SEAL) Mattie Sunderland Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 18 day of April, 1923, at 2:40 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk,
Brady Brown, Deputy.