

#227942 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 9th day of April, A. D. 1923, between  
H.B. Ellison and Edith B. Ellison, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and  
Oliver N. Morton ~~xxx~~ of the second part,  
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable  
considerations ----- DOLLARS,  
the receipt whereof is hereby acknowledged, said parties the first part do ----- 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:

Lot Fifteen (15) Block Five (5) , Lynch-Forsythe Addition  
to the City of Tulsa, Oklahoma, according to the recorded  
plat thereof.

INTERNAL REVENUE  
\$ 5.00  
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 H.B. Ellison and Edith B. Ellison, his wife, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these  
presents 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

unmatured special assessments and a certain mortgage dated October  
4th, 1920, to Ben Robinowitz, upon which there is due approximately \$940.51;  
Also mortgage dated December 4th, 1920, to B. Robinowitz, upon which there  
is due approximately \$180.00, all of which grantee assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party Y of the second part his 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.

H.B. Ellison

Edith B. Ellison

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 9th  
day of April 1923, personally appeared H.B. Ellison and Edith B. Ellison,

~~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.

~~xxxx~~ my hand and ~~xxxx~~ seal the day and year last above written.

Given under/ January 13th, 1927. (SEAL)

Alma Shields

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of April 1923 at 2:40 P. M.

~~XXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.