

COMPARED

#227952 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 12th day of April, A. D., 1923, between
Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V.
Walker, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
John P. Dobbins, party of the second part.
Witnesseth: That in consideration of the sum of Seventy-two Hundred fifty and no/100 - - - - -
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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 of the South Twenty (20) feet of Lot Five (5)
and the North Twenty (20) feet of Lot Six (6) in
Block Seventeen (17) of Orcutt Addition to the City
of Tulsa, Oklahoma, according to the recorded plat
thereof.

INTERNAL REVENUE

\$ 4.50

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 for 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 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 first mortgage in the sum of \$3000.00 in favor of
Ann M. Clarke, and special assessments hereafter to
mature.

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 parties of the first part have hereunto set their hand the day and year first above written.

Robt. E. Adams,
Sara E. Adams,
W. Frank Walker
Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, C. E. Hart, a Notary Public, in and for said County and State on this 12th
day of April, 1923, personally appeared Robt. E. Adams, and Sara E. Adams, his wife,
and W. Frank Walker and Olga V. Walker, and his wife,
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 Aug. 21, 1924. (SEAL) C. E. Hart, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 18 day of April, 1923, at 3: o'clock P. M.
XXXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.