

COMPALED

## WARRANTY DEED RECORD NO. 454

#228017 NS

This Indenture, Made this 9th day of April, A. D. 1923, betweenE.E.Dix and Eula L.Dix, his wife,of Tulsa, County, in the State of Oklahoma, part of the first part andLulu J. Dickson,part of the second part.Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerationthe receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot One (1) in Block Two (2) of Stonebraker  
 Heights Addition to the City of Tulsa, Oklahoma,  
 according to the recorded plat thereof.

RECORDED & INDEXED  
 10.00  
 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 E.E.Dix and Eula L.Dix, 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 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 mortgage in the sum of \$5,000.00 to the Title Guarantee & Trust Company, of Tulsa, Oklahoma, payable May 25, 1923, and except special assessments not now due and delinquent all of which the second party agrees to assume and pay.

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

E.E.DixEula L.DixSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, the undersigned, a Notary Public, in and for said County and State on this 10thday of April, 1923, personally appeared E.E.Dix and Eula L.Dix,his wife, XXXXto me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that theyexecuted the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Given under/  
 My commission expires

Jan. 30 1924.

(Seal)

Willard Cunningham

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18 day of April, 1923, at 4:10 P. M.~~XXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O.G.Weaver,

County Clerk.

Brady Brown,

Deputy.