

#228016 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7th day of April, A. D., 1923, between Alonzo E. Garza and Louise G. Garza, his wife, and Lorene Garza, a single woman, of lawful age. Eastland County, in the State of Texas, party of the first part and J. L. Ballenger, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar & other valuable considerations 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:

The East Twenty-four (24) Feet of Lot Eight (8) in Block One (1) Riverside Addition to West Tulsa, (Now City of Tulsa) Tulsa County, State of Oklahoma.

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 Alonzo E. Garza and Louise G. Garza, his wife, and Lorene Garza, 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.

Taxes and a certain mortgage in the sum of \$2000.00 of record in book 212 at page 387 records of County Clerk.

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 and seal the day and year first above written.

Alonzo E. Garza
Louise G. Garza
Lorene Garza

STATE OF Texas Eastland County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 7th day of April, 1923, personally appeared Alonzo E. Garza and Louise G. Garza his wife, and Lorene Garza, a single woman, 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 June 1, 1923. (SEAL) Roger Fenland Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16th day of Apr., 1923, at 4:10 o'clock P. M.

Brady Brown, (SEAL) O. G. Weaver, County Clerk.
Deputy.