

UNRECORDED

WARRANTY DEED RECORD NO. 454

#225019 NS

This Indenture, Made this 10th day of April, A. D. 1923, between
J.L.Ballenger and Leone F.Ballenger, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Ben Ballenger, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable
considerations, 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:

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

INTEREST RE 150
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 J.L.Ballenger and Leone F.Ballenger, 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 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 Y of the second part his heirs and assigns
against said party Y 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.

J.L.Ballenger

Leone F.Ballenger,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Edna Roberts, a Notary Public, in and for said County and State on this 10th
day of April, 1923, personally appeared J.L.Ballenger and Leone F.Ballenger, his wife,

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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.

Witness my hand and official seal the day and year last above written.

My commission expires October 7, 1926. (SEAL) Edna Roberts. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 18th day of Apr., 1923, at 4:15 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEA L) O.G. Weaver, County Clerk.
Brady Brown, Deputy.