

WARRANTY DEED RECORD NO. 454

#228035 NS

This Indenture, Made this 7th day of April, A. D. 1923, between
L.G.Sims, Jr. a single man,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Mae Brown Allen party of the second part.
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable con-
siderations ----- DOLLARS
the receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part Y
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:

That part of the Southwest Quarter of the Southwest Quarter of
Section 29, Township 20 North, Range 13 East, in Tulsa County,
Oklahoma, described as follows, to-wit; L6t Four Hundred Eighty-
nine (489), in Block Thirty-eight (38), and Lot Six Hundred
Forty-five (645) in Block Forty-Nine (49), all in Tulsa Heights
Addition to the City of Tulsa, in Tulsa County, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE

\$ 1.00

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 Grantor for himself and his
heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
presents that he is lawfully seized in his
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.

and that he will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
against said part Y of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part Y of the first part has hereunto set his hand - the day and year first above written.

L.G. Sims, Jr.STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 11th
day of April 1923, personally appeared L.G.Sims, Jr. a single man,

xxx

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he
executed the same as his own 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 Oct. 9, 1926. (SEAL) Elizabeth Hall Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of April 1923, at 9:30 o'clock A. M.

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

Deputy.