

COMPARED
#228104 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 19th day of April, A. D. 1923, between
O.L. Chancellor and Nellie E. Chancellor, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
M. A. Younkman and W.E. Brown, parties ~~XXXX~~ of the second part.
Witnesseth: That in consideration of the sum of One (\$1.00) Dollar and other valuable considerations,
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party ~~ies~~ of the first part do by these presents grant, bargain, sell and convey unto said parties
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Seventeen (17) and Eighteen (18) Block Three (3)
Orchard Addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

ORIGINAL REVENUE
3002

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 O.L. Chancellor and Nellie E. Chancellor, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these
presents that they are lawfully seized in their
own right of an absolute and indefensible 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.

The unpaid balance of a certain mortgage, dated Dec. 15, 1922,
in favor of Tulsa Building & Loan Ass'n. for \$13,000.00; also
a certain mortgage, dated Nov. 3, 1922, in favor of W.M. Halsey
for \$2100.00, both of which party of the second part assumes and
agrees to pay.

and that they will warrant and forever defend the same unto the said parties of the second part their 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 ha ve hereunto set their hand s the day and year first above written.

O.L. Chancellor

Nellie E. Chancellor

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Maie P. Baker a Notary Public, in and for said County and State on this 19th
day of April 1923, personally appeared O.L. Chancellor and Nellie E. Chancellor
XXX

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 Sept. 23, 1923. (SEAL) Maie P. Baker Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 19 day of April 1923, at 2:35 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.