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WARRANTY DEED RECORD NO. 454

This Indenture, Made this 21st day of February, A. D., 1925, between
Edward Probert and Josephine T. Probert, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Lillian Hollyman party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and Exchange of Property
DOLLARS,
the 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:

Beginning at a point at the Southeast corner of Lot Three (3) Block Four (4) in Park Hill Addition, to the City of Tulsa, thence West on the Southerly line of Said Lot Three (3) One Hundred Five (105) feet, thence North on a line parallel with the East side of Block Four (4), to a point Forty one (41) feet South of the North side of said Block Four (4), thence East One Hundred Five (105) feet to the East line of said Block Four (4); to a point Forty Two and Fifty five One hundredths (42.55) feet South of the Northeast corner of said Block Four (4), thence South along the East line of said Block Four (4) to the place of beginning; being the South half (S $\frac{1}{2}$) of the East One Hundred Five (105) feet of Lots One (1) Two (2) and Three (3) of Block Four (4) in Park Hill to the City of Tulsa, Oklahoma, according to the amended plat thereof.

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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 Edward Probert and Josephine T. Probert, his wife, 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.

A balance of Approximately \$2,000.00 due on mortgage to the Aetna Bldg. and Loan Association also a balance of \$1,562.50 due on mortgage to William B. Mohr.

and that they will warrant and forever defend the same unto the said party of the second part her 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 S the day and year first above written.

Edward Probert

Josephine T. Probert,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, T.M.Hollyman a Notary Public, in and for said County and State on this 14th day of April, 1925, personally appeared Edward Probert and Josephine T. Probert,
his wife, 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 Aug. 10, 1925. (SEAL) T.M.Hollyman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of April, 1925, at 11:20 o'clock A. M.

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