

COMPARED

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#228202 NS

WARRANTY DEED RECORD NO. 454

This indenture, Made this 6th day of January, A. D., 1923, between  
Robt. E. Adams and wife, Sara E. Adams, and W. Frank Walker and wife, Olga V. Walker,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
C. E. Smith, party of the second part.

Witnesseth: That in consideration of the sum of Seven Thousand Seven Hundred Fifty and no/100  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part 1st the first part do by these presents grant, bargain, sell and convey unto said part Y  
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:

All of Lot Twenty-three (23) in Block Two (2)  
of Weaver Addition to the City of Tulsa,  
Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE  
400  
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 parties of the first part for themselves and for their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

First mortgage in the sum of \$4,000.00 in favor of the Home Building  
and Loan Association and special assessments hereafter to mature.

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
against said part 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 part 1st of the first part have hereunto set their hand the day and year first above written.

Robt. E. Adams,  
Sara E. Adams,  
W. Frank Walker,  
Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, Notary Public, in and for said County and State on this 6th  
day of January, 1923, personally appeared Robt. E. Adams and wife, Sara E.  
Adams and W. Frank Walker and wife, Olga V. Walker,  
to me known to be the identical person E 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. 21, 1924. (SEAL) C. E. Hart. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 20 day of April, 1923, at 3 o'clock P. M.  
(SEAL) O. G. Weaver, County Clerk.  
Brady Brown, Deputy.