

30
COMPARED

#225205 nS

WARRANTY DEED RECORD NO. 454

This indenture, Made this 20th day of April, A. D. 1923, between

Niel N. Cox and Artie Cox his wife,

of Tulsa, County, in the State of Oklahoma, party of the first part and

Ignatz Sisseck party of the second part.

Witnesseth: That in consideration of the sum of Three Thousand and no/100

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties 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:

Lots Thirteen (13) and Fourteen (14) in Block Six (6)

Overlook Park Addition to Tulsa Okla., according to

the Amended Plat thereof, now of record in the office

of the County Clerk in and for Tulsa County, Okla.,

RECEIVED
482
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 Grantors for themselves and for 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 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

paving taxes for 1923 and thereafter.

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 and seal the day and year first above written.

Niel N. Cox

Artie Cox

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned,

a Notary Public, in and for said County and State on this 20th

day of April 1923, personally appeared Neil N. Cox and Artie Cox, his wife,

all

to me known to be the identical person 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. 5th, 1923 (SEAL) Brady Brown, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of April 1923, at 3:30 P. M.

XXXXXXXXXXXXXXXXXXXX

(SEAL)

O.C. Weaver,

County Clerk.

Brady Brown,

Deputy.