

COMPARED  
#228217 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 18th day of April, A. D., 1923, between  
B.F. Breeding and Ethel S. Breeding, husband and wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
Earl H. Shorten party of the second part  
Witnesseth: That in consideration of the sum of One and no/100 -----  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

The South one hundred and fifty feet (150) of Lot  
Four (4) Block Three (3) Glen Acres Subdivision in  
Section Five (5) Township Nineteen (19) North, Range  
Twelve (12) East, I.M.

INTERNAL REVENUE  
288  
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 B.F. Breeding and Ethel S. Breeding, 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.

Oil, gas and mineral mining lease executed to Chas. Page  
on the 29th day of December 1911.

and that they will warrant and forever defend the same unto the said party of the second part his 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 party of the first part have hereunto set their hand the day and year first above written.

B.F. Breeding  
Ethel S. Breeding

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 18  
day of April, 1923, personally appeared B.F. Breeding and Ethel S. Breeding

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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 April 9, 1924. (SEAL) Chas. B. Rawson Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of April, 1923, at 4 o'clock P. M.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.