

#225219 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 17th day of April, A. D., 1923, between
Harry A. Simon, a single man,
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
William Clarence Douglass ~~XXXX~~ of the second part,
the said party of the first part,
Witnesseth: That in consideration of the sum of _____
_____ DOLLARS,
the receipt whereof is hereby acknowledged, ~~XXXXXXXXXXXX~~ do _____ by 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:

Lot Seventeen (17) in Block Forty Seven (47) in
the Original Town of Broken Arrow, Oklahoma.

INTERNAL REVENUE
450
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 Harry A. Simon, a single man, or his
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 he is lawfully seized in his
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
any paving taxes assessed against the above described property.

and that he 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 his heirs and assigns, and all and every person or persons who may claim or to claim the same.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written,
Harry A. Simon

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, the undersigned, a Notary Public, in and for said County and State on this 17th
day of April, 1923, personally appeared Harry A. Simon, a single man,
and
to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he
executed the same as his 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 Jan. 28, 1924. (SEAL) Chas. E. Foster Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 20 day of April, 1923, at 4 o'clock P. M.
XXXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.