

COMPARED

## WARRANTY DEED RECORD NO. 454

#225234 NS

This Indenture, Made this 12th day of April, A. D., 1923, between  
D. Ed Chase and Edna Chase, ( his wife )  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
Howard Babcock party of the second part

Witnesseth: That in consideration of the sum of One dollar and other good and valuable  
considerations DOLLARS,  
the receipt whereof is hereby acknowledged, said party Y of the first part do as 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:

All of Lot Six (6) Block Nineteen (19) Irving Place  
Addition to the City of Tulsa, Tulsa County, Oklahoma,  
according to the recorded plat thereof.

INTERNAL REVENUE  
\$ 3.00  
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 D. Ed Chase and Edna Chase (his wife) for themselves and their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these presents that they 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

One Mortgage to the Mortgage Bond Co. in the sum of (\$2500.00)  
with interest at 8% payable semi-annually - - with 7% annual  
reduction, for 5 years.

and that they will warrant and forever defend the same unto the said party her heirs and assigns  
against said party ies 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 ies of the first part have hereunto set their hands the day and year first above written.

D. Ed Chase

Edna Chase,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The undersigned a Notary Public, in and for said County and State on this 12th  
day of April, 1923 personally appeared D. Ed Chase, and Edna Chase, ( his wife )

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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 Oct. 24th, 1925. (SEAL) J. Edgar Freeman Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

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

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