

COMPARED

#228286 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 20th day of April, A. D., 1923, betweenBert Miller and Ethel Miller his wife,of Tulsa, County, in the State of Oklahoma, party of the first part andL.H. Agard,

party of the second part.

Witnesseth: That in consideration of the sum of Five Hundred Fifty (\$1050.00) - - - - -

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lot Five (5) Block One (1) Melrose

Addition to the City of Tulsa, according

to the recorded plat thereof.

INTERNAL REVENUE
1.50
Cancelled

To Have and To Hold the Same, Together with all and singular the covenants, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Bert Miller and Ethel Miller, his wife, 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.

None.

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. The day and year first above written.Bert MillerEthel Miller,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, The undersigned,a Notary Public, in and for said County and State on this 20thday of April, 1923, personally appeared Bert Miller and Ethel Miller, his wife,

and

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that theyexecuted the same as their own 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. 16, 1927 (SEAL) J. O. Dikis Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 21 day of April, 1923 at 10:45 A. M.

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(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.