

COMPARED

#226310 N'S

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 19th day of April 1923, A. D., betweenG.W. Tate,of Tulsa, County, in the State of Oklahoma, party of the first part and
Sand Springs Railway Company, party of the second part.Witnesseth: That in consideration of the sum of Two Hundred and 00/100 - - - - -
(\$200.00) - - - - - DOLLARS,the receipt whereof is hereby acknowledged, said part y of the first part do es by these presents grant, bargain, sell and convey unto said part y of the second part its heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Right of way in Lot Three (3) Block One (1), Magnolia Addition to the City of Tulsa, Tulsa County, State of Oklahoma, beginning at the South West corner of Lot Three (3) Block One (1) Magnolia Addition as of the recorded plat thereof, run thence North on and along the west line, a distance of Sixty Five and Five Tenths, (65.5') feet, thence Northeasterly parallel to the A.T. & S.F. Railway Company's Right of Way a distance of Fifty Three and Three Tenths, (53.3') feet, thence South on and along the Eastline of said Lot Three (3) Block One (1) Magnolia Addition to the South line of said lot Three (3) a distance of Sixty Five and Five Tenths, (65.5') Feet, thence Southwesterly on and along the South line of said Lot Three (3) a distance of Fifty Three and Three Tenths (53.3') to the point of beginning, all in Lot Three (3) Block One (1), Magnolia Addition to the City of Tulsa, Tulsa County, State of Oklahoma; This plot of ground is not at the time of this conveyance, nor has it been at any time previous to same, any part of my homestead.

INTERNAL REVENUE

50

~~Biggs & Co. Inc. - Dallas~~

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 G.W. Tate, his

heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he is lawfully seized in his 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 None.

and that he will warrant and forever defend the same unto the said part y of the second part its heirs and assigns against said part y of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part y of the first part ha s hereunto set his hand the day and year first above written.G.W. Tate,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 G.W. Tate

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 March 1, 1924 (SEAL) Thos. R. Gentry, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 21 day of April 1923, at 11:10 clock A. M.~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.