

#228352 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 20th day of April, A. D., 1923, between
O.L. Chancellor and Nellie E. Chancellor, his wife,
of Tulsa, County, in the State of Oklahoma, ~~XXXX~~ of the first part and
J.P. Flanagan, ~~XXX~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consider-
ations, (\$1.00) ----- DOLLARS,
the receipt whereof is hereby acknowledged, said ~~part~~ part of the first part do ~~-----~~ by these presents grant, bargain, sell and convey unto said part Y
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:

Lots Fifteen (15) and Sixteen (16) in Block
Three (3) of Orchard Addition to the City of
Tulsa, Oklahoma, according to the Recorded
Plat thereof.

INTERNAL REVENUE
160
Revenue

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 O.L. Chancellor and Nellie E. Chancellor, his wife,
heirs, executors or administrators, do ~~-----~~ hereby covenant, promise and agree to and with said part Y 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.

One mortgage in the sum of \$13,000.00 to the Tulsa Building
and Loan Association and one mortgage in the sum of \$2100.00
to W.M. Halsey, which the grantee herein assumes and agrees to
pay.

and that they will warrant and forever defend the same unto the said part ~~-----~~ of the second part his heirs and assigns
against said part ~~-----~~ 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 part ~~-----~~ of the first part have hereunto set their hand at the day and year first above written.

O.L. Chancellor

Nellie E. Chancellor

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th
day of April, 1923, personally appeared O.L. Chancellor and Nellie E.
Chancellor, ~~XXXX~~

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.

~~XXXXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.

Given under March 1, 1927 (SEAL) A.E. Foster, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of April, 1923 at 10; o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.