

#226563

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 17th day of February, A. D. 1923, between
Florence Morgan, unmarried,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Andrew J. Miller, party of the second part.

Witnesseth: That in consideration of the sum of Fifty-seven hundred Fifty & no/100
(\$5750.00) DOLLARS,
the receipt whereof is hereby acknowledged, said party Y of the first part do ES by these presents grant, bargain, sell and convey unto said party 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:

The South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 25, Township 20 North, Range 13 East, containing twenty (20) acres more or less.

INTERNAL REVENUE
\$600
600
600

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 Florence Morgan, her
heirs, executors or administrators, do ES hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these presents that she is lawfully seized in her 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.

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

In Witness Whereof, The said party Y of the first part ha s hereunto set her hand the day and year first above written.
Florence Morgan

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, Olive McQueen a Notary Public, in and for said County and State on this 17th day of February, 1923, personally appeared Florence Morgan, unmarried,
XXXXXX
to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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 November 19th, 1924. (SEAL) Olive McQueen Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 4 day of April, 1923, at 9:45 o'clock A. M.
BOOK NO. 436, PAGE NO. (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.