

COMPARED
#228405 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 12th day of April, A. D. 1923, between
J. K. Hogan and Sallie Hogan, husband and wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
Annie Yarnell ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of Eighteen Hundred Fifty and no/100 - - (\$1850.00)
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ~~xxx~~ by these presents grant, bargain, sell and convey unto said part ~~y~~
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:

Lots Thirty-nine (39) and Forty (40), in Block Eight
(8), College View Addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE

100
~~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 Grantors for themselves and their
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.

Balance Due on first mortgage in favor of Dora E. Morse in the sum of \$1625.00; and Balance due on second mortgage in favor of W.H. Botkin in the sum of \$650.00, which the grantee assumes and agrees to pay as part of the purchase price.

and that they will warrant and forever defend the same unto the said part ~~y~~ of the second part her heirs and assigns against said part ~~y~~ 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 hands the day and year first above written.

J. K. Hogan

Mrs. Sallie Hogan,

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 J.K. Hogan and Sallie Hogan, husband and wife,

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 April 9, 1924 (SEAL) Cal Arnold Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 23 day of April 1923 at 3 o'clock P. M.

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