

#228496 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 23rd day of April, A. D., 1923, between  
Laura B. Wells (nee Lloyd) and Edward N. Wells, her husband,  
Tulsa, County, in the State of Oklahoma, ~~xxxx~~ of the first part and  
Harry Montague ~~xxxx~~ of the second part  
 Witnesseth: That in consideration of the sum of One (\$1.00) Dollar and other valuable consider-  
ations. -----  
 the receipt whereof is hereby acknowledged, said part ies 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 Eight (8) and Nine (9) in Block Two (2), Lloyd  
 Addition, to Tulsa, Tulsa County, Oklahoma, according  
 to the recorded plat thereof.

The above described lots are restricted for residence purposes only for  
 a period of twenty years, no building to be placed on the front of lots  
 to cost less than \$2500.00. Not less than five rooms and bath. Must  
 not be sold or rented to any person of negro blood.

INTERNAL REVENUE  
 \$ 2.00  
 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 Laura B. Wells (nee Lloyd) and Edwards N. Wells, her husband, 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.

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
 against said part ies 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 ies of the first part ha ve hereunto set their hand the day and year first above written.

Laura B. Wells (nee Lloyd)

Edward N. Wells,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 23rd  
 day of April, 1923, personally appeared Laura B. Wells (nee Lloyd)  
and Edward N. Wells her husband, ~~xxxxx~~  
 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.

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

Given under/ My commission expires July 3, 1923. (SEAL) Bert Roberts. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 24 day of April, 1923, at 10:40 o'clock A. M.  
~~BOOK XXXXXX XXXXXX XXXXXX XXXXXX~~ (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.