

#228573 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 21st day of April, A. D. 1923, between Rob't E. Adams & Sara E. Adams, his wife, and W. Frank Walker & Olga V. Walker, his wife, Tulsa, County, in the State of Oklahoma, party of the first part and L.S. McCaslin party of the second part.

Witnesseth: That in consideration of the sum of Seventy Two Hundred Fifty and no/100 (\$7250.00) - - - - - DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said party 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 West Five (5) feet of Lot Fifteen (15) and the East Forty (40) feet of Lot Sixteen (16) in Block One (1) in Weaver Addition to the City of Tulsa, Oklahoma, as per the official plat thereof recorded.

INTERNAL REVENUE  
4.50  
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, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they are lawfully seized in their 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.

A mortgage in the sum of Thirty-Two Hundred Dollars (\$3200.00) in favor of Gum Brothers, of Tulsa, Oklahoma,

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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.

Robt. E. Adams  
Sara E. Adams  
W. Frank Walker,  
Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Helen Carnahan a Notary Public, in and for said County and State on this 21st day of April, 1923, personally appeared Rob't E. Adams, Sara E. Adams, and W. Frank Walker & Olga V. Walker, xxx

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.

Witness my hand and official seal the day and year last above written.

My commission expires Jan. 26, 1927. (SEAL) Helen Carnahan Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 25 day of April, 1923 at 11 o'clock A. M.

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