

COMPARED

#228581 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 24th day of April, A. D., 1923, between  
Effie Lukenbill, a widow,  
of Tulsa County, in the State of Oklahoma, ~~XXX~~ of the first part and  
T.E. Smiley, ~~XXX~~ of the second part.  
Witnesseth: That in consideration of the sum of Thirty-one Hundred and no/100 (\$3,100.00)  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part Y of the first part do SS 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:

Lot Twelve (12) in Block Three (3) in Hackathorn  
Addition to the City of Tulsa, Tulsa County, Oklahoma,  
according to the recorded plat thereof.

INTERNAL REVENUE  
\$ 2.50  
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 grantor for herself and her  
heirs, executors or administrators, ~~SS~~ hereby covenant, promise and agree to and with said part 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.

Balance due on \$1,000.00 mortgage in favor of Midland Saving  
& Loan Association, of Denver, Colorado, which the grantee  
assumes and agrees to pay as part of purchase price.

and that she will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
against said part 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 part Y of the first part ha S hereunto set her hand the day and year first above written.  
Effie Lukenbill,

STATE OF OKLAHOMA, Tulsa, County, ss.  
Before me, the undersigned a Notary Public, in and for said County and State on this 25th  
day of April, 1923, personally appeared Effie Lukenbill, a widow,  
~~XXX~~  
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 Nov. 27, 1924. (SEAL) H.T. Jones, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this 25 day of April, 1923, at 1: o'clock P. M.  
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk  
Brady Brown, Deputy.