

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 26th day of March, A. D., 1923, between
W.V. Biddison and Lyda F. Biddison, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
R.M. McGreery ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of One and No/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do ----- by these presents grant, bargain, sell and convey unto said party
of the second part ----- heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Beginning at the Northeast corner of Lot 4 in Biddison's Sub-Division of Lot 12, Block 28, Park Place Addition to the City of Tulsa; thence West along the North line of said lot a distance of 50ft. to a point; thence South parallel with the East line of said lot a distance of 122.25 feet to the South line of said lot; thence East along the South line of said lot a distance of 50ft. to a point, being the Southeast corner of said lot; thence North a distance of 122.25 feet and along the East line of said lot the place of beginning, same being the East 50ft. of Lot 4 in Biddison's Sub-Division of Lot 12, Block 28, Park Place Addition to the City of Tulsa, Oklahoma.

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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 parties of the first part, 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 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.

Any unmatured installments of special assessments, and the general taxes for the year 1923, and subject to the building restrictions of record in Book 426 at page 619.

and that they will warrant and forever defend the same unto the said party of the second part ----- heirs and assigns against said parties 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 hand the day and year first above written.

W.V. Biddison

Lyda F. Biddison

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 26th
day of March, 1923, personally appeared W. V. Biddison and Lyda F. Biddison,
husband and wife, ~~xxx~~

to me known to be the identical persons 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 Jan. 2, 1927 (SEAL) Daisy Hatfield, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 25 day of April, 1923, at 1:10 o'clock P. M.

~~XXXXXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.