

COMPARED

#228601 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 24 day of April, A. D. 1923, between  
J.B. and Ruth Shinn, his wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
Mary E. Riley party of the second part.  
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,  
(\$1.00) DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said party 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:

West Forty Five Feet (45) Six inches (6) of the North  
One Hundred (100) feet, of Lot Six (6) Block Thirteen  
(13) Highland Addition to The City of Tulsa, Tulsa  
County, Oklahoma, according to the recorded plat thereof.

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CANNOT BE

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 J.B. and Ruth Shinn, his wife, 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 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:

Two Mortgages in favor of the Home Building & Loan Association, a corporation of Tulsa, Oklahoma, one for \$2750. dated April 27th, 1922, the other for \$500. dated December 24th, 1922 both of which have been reduced to \$2820.21, also a second mortgage in favor of Mrs. Lora W. Sheffield, for \$1111.79 which has been reduced to \$1087.07.

and that they will warrant and forever defend the same unto the said party of the second part her 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 ha vs hereunto set their hand the day and year first above written.

J.B. Shinn

Ruth Shinn

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, R. M. Alderson a Notary Public, in and for said County and State on this 24  
day of April 1923 personally appeared J.B. Shinn and Ruth Shinn

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.

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

My commission expires Jan. 10, 1927. (SEAL) R.M. Alderson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 25 day of April 1923 at 2:30 o'clock P. M.

XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.