

#228629 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 15th day of January, A. D., 1923, between Nellie D. Houck, (formerly Nellie D. Williamson) in her own right of separate property, and F.S. Houck, of Tulsa, County, in the State of Oklahoma, party of the first part and Glenn G. Franklin and Juanita C. Franklin, his wife, party of the second part. Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations ----- DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do es by these presents grant, bargain, sell and convey unto said part Y of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The North Forty (40) feet of Lot Nine (9) in Block Six (6) in the Factory Addition to the City of Tulsa, State of Oklahoma, according to the recorded plat thereof; the property hereby conveyed is Forty (40) feet in width and Fifty (50) feet in length, more or less.

INTERNAL REVENUE
1923
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 Nellie D. Houck (formerly Nellie D. Williamson) her heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

A balance on a certain mortgage in favor of J. W. Norris, of Tulsa, Oklahoma, of 62 payments of \$50.00 each, including interest, or a total of \$3100.00 which the parties of the second part herein assume and agree to pay and which is a part of the purchase price named herein.

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

Nellie D. Houck formerly

Nellie D. Williamson

F.S. Houck

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 15th day of January, 1923, personally appeared Nellie D. Houck (formerly Nellie D. Williamson) and she

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 Mar. 8, 1926. (SEAL) Hazel M. Johnson Notary Public.

STATE OF OKLAHOMA, SS.
COUNTY OF TULSA, SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of February 1923, personally appeared F.S. Houck, husband of Nellie D. Houck, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 Mar. 8, 1926. (SEAL) Hazel M. Johnson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 25 day of April, 1923, at 4; o'clock P. M. XXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown,

Deputy.