

WARRANTY DEED RECORD NO. 454

#228668 NS

This Indenture, Made this 13th day of April, A. D., 1923, between
D.C. Powers and Eleanor F. Powers, his wife,
of Tulsa County, in the State of Oklahoma, party of the first part and
Orval Mannschreck and A.J. Watts, party of the second part.
Witnesseth: That in consideration of the sum of Six Hundred Forty & No/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
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:

Lot Sixteen (16) in Block One (1) Lorraine Drive Addition,
to the City of Tulsa, Oklahoma, according to the recorded
Plat thereof.

As a part of the consideration herein designated, it is provided that
no house other than a dwelling and appurtenances thereto shall be built
on said lot which shall cost not less than Twenty-Five Hundred (\$2500.00)
Dollars, Except a small building for temporary residence may be built
on the rear of said lot.

INTERNAL REVENUE
\$ 100
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 D.C. Powers and Eleanor F. Powers, for themselves and their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

Taxes for the year 1921 and thereafter.

and that they will warrant and forever defend the same unto the said parties of the second part their 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 hands the day and year first above written.

D.C. Powers

Eleanor F. Powers,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, W.G. Brockman a Notary Public, in and for said County and State on this 13th
day of April, 1923, personally appeared D.C. Powers and Eleanor F. Powers,

~~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 January 27th, 1925. (SEAL) W.G. Brockman Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 26 day of April, 1923, at 10:30 o'clock A. M.

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(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown

Deputy.