

#225704 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 16th day of April, A. D. 1923, between
M.A. Blackburn (widower) and F.S. Brooks and Lola Brooks, (husband and
wife) Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part and
Hellen Matthews ~~xxx~~ of the second part.

Witnesseth: That in consideration of the sum of One (\$1.00) dollar and other valuable consideration,
and no/100 ----- 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 part. y.
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:

Lot Three (3) Block Fifteen (15) Carbondale Oklahoma, as
shown bt the recorded plat thereof.

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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 First parties, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part. y. 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.

Subject to Oil, Gas and Pipe line leases as shown of record.

and that they will warrant and forever defend the same unto the said part. y. of the second part her heirs and assigns
against said part. ies 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 s. the day and year first above written.

M.A. Blackburn

F.S. Brooks,

Lola Brooks,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Lucille Skinner a Notary Public, in and for said County and State on this 16
day of April, 1923 personally appeared M.A. Blackburn, widower, F.S. Brooks, &
Lola Brooks, (husband & wife) ~~xxx~~

to me known to be the identical person s. 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 November 14, 1926. (SEAL) Lucille Skinner, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of April, 1923, at 2: o'clock P. M.

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

Brady Brown, Deputy.