

#228748 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 2nd day of April, A. D. 1923, between  
C.J. Dutt, a single man  
of Fresno County, in the State of California party of the first part and  
C.E. Purdy and Helen Purdy, party of the second part.  
Witnesseth: That in consideration of the sum of Five Thousand four hundred fifty and no/100 ---  
--- DOLLARS,  
the receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part ies  
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) Block Three (3) in Bellview Addition  
to the City of Tulsa, Oklahoma, Said property known as  
1333 South Quincy.

INTERNAL REVENUE

\$ 3.50

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 C.J. Dutt, his  
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 he is lawfully seized in his  
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 certain mortgage to the Exchange Trust Company  
dated June 26, 1922 to secure the payment of \$2000.00,  
which the parties of the second part assume and agrees to  
pay. Special assessments not due.

and that he will warrant and forever defend the same unto the said parties of the second part their heirs and assigns  
against said part Y of the first part his 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 ve hereunto set his hand --- the day and year first above written.

C.J. DuttSTATE OF ~~OKLAHOMA~~ California, Fresno County, ss.

Before me, Ruth Reinhold a Notary Public, in and for said County and State on this 7th  
day of April 1923, personally appeared C. J. Dutt,

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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.  
Feb. 10, 1926. (SEAL) Ruth Reinhold  
My commission expires --- Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of April 1923, at 4:30 o'clock P. M.

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

Brady Brown, Deputy.