

#228853 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 24th day of April, A. D. 1923 between  
Mary J. Steinberger, a widow,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
Claire Staples and Eva Staples, his wife, parties of the second part.  
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable considera-  
tions,  
the receipt whereof is hereby acknowledged, said party of the first part do ES by these presents grant, bargain, sell and convey unto said party 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 Twenty (20) Feet of Lot Two (2) and the South  
Forty (40) feet of lot one (1) in Block Nine (9) in North  
Tulsa Addition to the City of Tulsa, according to the  
recorded plat thereof.

600  
600  
600

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 Mary J. Steinberger, a widow,  
heirs, executors or administrators, do ES hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that she is lawfully seized in her own right of an absolute and indefensible 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.

Only special assessments not yet delinquent.

and that she will warrant and forever defend the same unto the said party of the second part their heirs and assigns against said party of the first part her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said party of the first part ha ES hereunto set her hand the day and year first above written.  
Mary J. Steinberger

STATE OF OKLAHOMA, Tulsa, County, ss.  
Before me, Russell B. James a Notary Public, in and for said County and State on this 24th  
day of April, 1923, personally appeared Mary J. Steinberger, a widow,  
XXX  
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 June 21, 1924. (SEAL) Russell B. James. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 27 day of April, 1923, at 3:45 o'clock P. M.  
XXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.  
Brady Brown, Deputy.