

WARRANTY DEED RECORD NO. 454

#228660 NS

This Indenture, Made this 24th day of April, A. D., 1923, between
Warren D. Abbott and Ruth S. Abbott, his wife,
of Tulsa, Tulsa, County, in the State of Oklahoma, ~~XXXX~~ of the first part and
Sunset Gardens Company, a corporation, of Tulsa, Tulsa County, party of the second part.
/ said parties of the first part, One - - and no/100 Dollars. - - -
Witnesseth: That in consideration of the sum of _____ DOLLARS,
the receipt whereof is hereby acknowledged, ~~XXXXXXX~~ these presents grant, bargain, sell and convey unto said party
of the second part its / successors, and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

A tract or parcel of land in the Southeast quarter of the
Northeast quarter of Section 13, Township 19 North, Range
12 East, being described by metes and bounds as follows;
Beginning at a point 30 feet West of the center line of
Pearl Avenue and 490 feet South of the center line of Twenty-
third Street (as the said Pearl Avenue and the said Twenty-
third Street now appear on the latest official plat of the
City of Tulsa, Oklahoma;) thence West, on a line parallel to
said Twenty-third Street, a distance of 435.6 feet; thence
South on a line parallel to said Pearl Avenue a distance of
400 feet; thence East, on a line parallel to said Twenty-
third Street, a distance of 435.6 feet; thence North, on a
line parallel to said Pearl Avenue, a distance of 400 feet
to the point of beginning; containing four (4) acres, more
or less.

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 Warren D. Abbott and Ruth S. Abbott, his wife, for themselves, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these
presents 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.

General taxes for the year 1922.

8.50

and that they will warrant and forever defend the same unto the said party Y of the second part its successors
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 party 1st of the first part ha VE hereunto set their hand S the day and year first above written.

Warren D. Abbott

Ruth S. Abbott

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, _____ a Notary Public, in and for said County and State on this 24th
day of April, 1923, personally appeared Warren D. Abbott and Ruth S. Abbott,
his wife, ~~XXXXX~~

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.

~~XXXXXXX~~ Given Under My Hand Officially this
24th day of April 1923.
My commission expires August 27th, 1926. (SEAL) Mary Dudrow Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 27 day of April, 1923, at 4:20 o'clock P. M.
XXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.