

#226586 NS

## WARRANTY DEED RECORD NO. 454

This indenture, Made this 13th day of March, A. D., 1923, betweenFrank Hackathorne and Mary E. Hackathorne, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part andW.R. Cox and Isla Cox, party of the second part.Witnesseth: That in consideration of the sum of Four Thousand and no/100 ---------- DOLLARS,  
the receipt whereof is hereby acknowledged, said party of the first part do hereby by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Twenty, Twenty one, Twenty Two and Twenty Three,  
(20, 21, 22 and 23) in Block Six (6), Interurban Addition  
to the City of Tulsa, Tulsa County, Oklahoma, according  
to the Recorded plat thereof.

INTERNAL REVENUE  
400  
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 Frank Hackathorne and Mary E. Hackathorne, their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they 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.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 of the first part have hereunto set their hands the day and year first above written.Frank HackathornMary E. HackathornSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, F.A. Singlera Notary Public, in and for said County and State on this 14th day of March, 1923, personally appeared Frank Hackathorne and Mary E. HackathorneXX

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 Oct. 13, 1926 (SEAL) F.A. Singler, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 4 day of April, 1923, at 1:30 o'clock P.M.BOOK NO. 136, PAGE NO. --- (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.