

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 28th day of April A. D. 1923, between
Fern I. Farley and Iven M. Farley, her husband,
Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
Elmer E. Miller, ~~XXX~~ of the second part.
 Witnesseth: That in consideration of the sum of Eight Hundred \$800.00
 DOLLARS,
 the receipt whereof is hereby acknowledged, said ~~parties~~ of the first part do ~~by~~ these presents grant, bargain, sell and convey unto said ~~parties~~ 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:

All of Lot No (15) Fifteen Block one in Acre Gardens Addition
 to the City of Tulsa, Oklahoma, according to the plat thereof
 duly recorded in the office of County Clerk within and for
 Tulsa County, Oklahoma,

INTERNAL REVENUE
\$ 100
 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 Fern I. Farley and Iven M. Farley, her husband,
 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 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

Taxes for 1923 and thereafter.

and that they will warrant and forever defend the same unto the said ~~parties~~ of the second part his heirs and assigns 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 ~~parties~~ of the first part have hereunto set their hand at the day and year first above written.

Fern I. Farley

Iven M. Farley

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 28th
 day of April 1923, personally appeared Fern I. Farley and Iven M. Farley,
her husband, ~~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 ~~office~~ seal the day and year last above written.

Given under my hand and seal the day and year last above written.
 My commission expires October 9th, 1926. (SEAL) Elizabeth Hall Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of April 1923 at 8: o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.