

#228967 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 27th day of April, A. D., 1923 between
James Francis Walker and Eva L. Walker, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Kate T. Hagler, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable
considerations, DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said party
of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The Southerly Twenty-five feet (25ft) of Lot Five (5)
in Block One Hundred Forty-seven (147) in the original
Town, now City of Tulsa, Oklahoma, according to the
recorded plat thereof.

INTERNAL REVENUE
4.00
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 James Francis Walker and Eva L. Walker, his wife, 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 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.

Special assessments not now due, and the last half of 1922
taxes, which party of the second part assumes and agrees to
pay.

and that they will warrant and forever defend the same unto the said party of the second part her 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 parties of the first part have hereunto set their hands the day and year first above written.

James Francis Walker

Eva L. Walker

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, D. C. Miller, a Notary Public, in and for said County and State on this 27th
day of April, 1923, personally appeared James Francis Walker and Eva L.
Walker, his wife, and

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 official seal the day and year last above written.

My commission expires Sept. 13th, 1925. (SEAL) D.C. Miller, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of April, 1923, at 11 o'clock A. M.

XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.