

COMPARED

#228981 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 22 day of March A. D., 1923, between

A. H. Matthews and Hattie A. Matthews (husband and wife)
 of Tulsa, Tulsa County, in the State of Oklahoma, ~~xxx~~ of the first part and
R. E. Owens, ~~xxx~~ of the second part.

Witnesseth: That in consideration of the sum of (\$4500.00) - - - - -
Four Thousand Five Hundred Dollars & No/100 - - - - - DOLLARS,
 the receipt whereof is hereby acknowledged, said part ~~1st~~ of the first part do by these presents grant, bargain, sell and convey unto said part y
 of the second part that r heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The Easterly Forty (40') feet of Lot Seven (7') in
 Block Thirty-four (34') in the Original Town (now
 City) of Tulsa, Tulsa County, Oklahoma, according
 to the Official Plat thereof.

INTERNAL REVENUE
\$ 900
 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 A. H. Matthews and Hattie A. Matthews do for themselves, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y 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.

A first mortgage in favor of the Home Savings and Loan
 Association, of Bartlesville, Oklahoma, now reduced to
 \$1997.14, also a second mortgage to A.H. Matthews for
 \$900.00.

and that they will warrant and forever defend the same unto the said part y of the second part their heirs and assigns
 against said part y 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 part ~~1st~~ of the first part ha ve hereunto set their hand s the day and year first above written.

Hattie A. Matthews

A. H. Matthews,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Benedict J. Skalicky a Notary Public, in and for said County and State on this 22
 day of March 1923, personally appeared A. H. Matthews, and Hattie A. Matthews,
(husband and wife) ~~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 official seal the day and year last above written.

My commission expires October 9, 1923. (SEAL) Benedict J. Skalicky Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of April 1923, at 11:45 o'clock A. M.

~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.