

COMPARED
#228996 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7th day of April A. D. 192 3, between
M. Hughes, Trustee
 of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
Ammon Peter, ~~XXXX~~ of the second part.
 Witnesseth: That in consideration of the sum of Four Hundred Fifty (\$450.00) and no/100
----- DOLLARS,
 the receipt whereof is hereby acknowledged, said party y. of the first part do es. by these presents grant, bargain, sell and convey unto said part y.
 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:

Lot Five (5) Block Eight (8) Berry-Hart Addition
 to the City of Tulsa, County of Tulsa, Oklahoma
 according to the duly recorded plat thereof.

INTERNAL REVENUE
50
 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 party of the first part, his
 heirs, executors or administrators, do es hereby covenant, promise and agree to and with said party y. of the second part that at the delivery of these presents that he is lawfully seized in his 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 years 1920, 1921, 1922 and 1923.

and that he will warrant and forever defend the same unto the said part y. of the second part his heirs and assigns against said part y. of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part y. of the first part ha s herunto set his hand the day and year first above written.

M. Hughes, Trustee,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 7th
 day of April 192 3, personally appeared M. Hughes, Trustee,

~~XXX~~
 to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he
 executed the same as his free and voluntary act and deed and as such Trustee, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires 3/31/1926 (SEAL) Iva Latta, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of April, 192 3, at 2:35 o'clock P. M.

By ~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. weaver, County Clerk.

Brady Brown, Deputy.