

#229029 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 29th day of March, A. D. 1923, between  
James D. Flynn and Edna B. Flynn, his wife,  
of Creek County, in the State of Oklahoma, ~~part~~ of the first part and  
A.C.Hunt and D; A. McDougal, ~~part~~ of the second part,  
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part ~~of~~ of the first part do ~~by~~ by these presents grant, bargain, sell and convey unto said part ~~is~~ of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

**INTERNAL REVENUE**

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**Cancellist**

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 D. Flynn and Edna B. Flynn, his wife, their  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part, of the second part that at the delivery of these  
 presents, that they are lawfully seized in their  
 own right of an absolute and inalienable 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.

all incumbrances which are now on record.

and that they will warrant and forever defend the same unto the said parties or the second part their 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 hands the day and year first above written.

James D. Flynn

Edna B. Flynn.

STATE OF OKLAHOMA, Creek County, ss.

Before me, \_\_\_\_\_ a Notary Public, in and for said County and State on this \_\_\_\_\_ 26th day of \_\_\_\_\_ April \_\_\_\_\_ 1923, personally appeared \_\_\_\_\_ James D. Flynn & Edna B. Flynn, his wife, \_\_\_\_\_

to me known to be the identical person 3 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.

~~XX~~ In Witness Whereof, I have hereunto set  
 my official signature and affixed my notarial seal the day and year first above written.  
 My commission expires July 20, 1924. (S M L) Mabel M. Crooke. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of April 1923 at 4:10 o'clock P.M.

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(SEAL)

O.G. Weaver.

Brady Brown.

**Deputy.**

County Clerk