

COMPARED

#229094 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 1st day of May, A. D., 1923, between
W. L. Boyd and Helen Boyd, his wife,
Tulsa, County, in the State of Oklahoma, party of the first part and
Morris Neumegen and Margaret Neumegen, his wife, party of the second part.
 Witnesseth: That in consideration of the sum of Thirty-Four Hundred and no/100 -
(3400.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
 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:

Lot Fifteen (15) in Block Two (2) in Engelwood
 Addition to the City of Tulsa, Tulsa County,
 Oklahoma, according to the recorded plat thereof,
 and all improvements thereon.

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 W. L. Boyd and Helen Boyd, his wife, their
 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 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.

A first mortgage to C.D. Coggeshall for \$1000.00 and a second mortgage to Julian Halff in the Original amount of \$2350.50, both of which second parties assume and agree to pay. Second parties also assume payment of last half of 1922 general taxes.

and that they will warrant and forever defend the same unto the said parties of 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 hand s the day and year first above written.

W.L. Boyd

Helen Boyd

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Joe W. McKee a Notary Public, in and for said County and State on this 1st
 day of May, 1923, personally appeared W. L. Boyd and Helen Boyd, his
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 Feb. 6th, 1926. (SEAL) Joe W. McKee Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1 day of May, 1923, at 1 o'clock P. M.
XXXXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.