

#229102 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 30th day of April, A. D., 1923, between Carl L. Miller and Florence B. Miller, (husband and wife) of Tulsa, County, in the State of Oklahoma, party of the first part and Ann Albert, as her own separate property, party of the second part. Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, 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:

All of Lots Three (3) and Four (4) in Block Eleven (11) Overlook Park Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 50
CANCELED

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 Carl L. Miller and Florence B. Miller, 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:

Balance on one certain mortgage dated Nov. 10th, 1922, favor Home Building & Loan Association, amounting at this date to the sum of \$2410.00, payable \$35.75 per month, next payment due in May 1923; also balance on one certain mortgage in favor of Robt. W. Armstrong, dated Nov. 14th, 1922, and due Nov. 14th, 1925, amounting at this date to the sum of \$2200.00, which the parties of the second part herein assume and agree to pay, and which is a part of the purchase price named herein,

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 hands the day and year first above written.

Carl L. Miller

Florence B. Miller,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. K. Warren

a Notary Public, in and for said County and State on this 30th

day of April, 1923, personally appeared

Carl L. Miller and Florence B.

Miller, his wife, XXXXX

to me known to be the identical person 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 April 17th, 1927. (SEAL)

Chas. K. Warren

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1

day of

May

1923, at 1:40 o'clock P.M.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

(SEAL)

O. G. Weaver,

County Clerk.

Brady Brown,

Deputy.