

#226649 NS

WARRANTY DEED RECORD NO. 454 COMPARED

This Indenture, Made this 2nd day of April, A. D., 1923, between
John W. Smith and Rosa M. Smith, husband and wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Blanche Gates, party of the second part.
Witnesseth: That in consideration of the sum of One Thousand Dollars and other good and
valuable considerations, DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Four (4) in Ozarka Place Addition to
the City of Tulsa according to the recorded plat
thereof.

INTERNAL REVENUE
100
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 John W. Smith and Rosa M. Smith, husband and wife, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefensible 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.

One Building and loan to the Oklahoma City Building and Loan Association in the amount of \$3250.00 payable at the rate of \$31.58 per month including dues and interest and payable on or before the 20th day of each and every month and one second mortgage to Charles E. Middlecoff in the amount of \$630.00 payable at the rate of \$20.00 per month, all of which the party of the second part assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns against said party 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 the day and year first above written.

John W. Smith

Rosa M. Smith

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 2nd
day of April, 1923, personally appeared John W. Smith and Rosa M. Smith, husband
and wife, XXXXX

to me known to be the identical persons 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 24, 1924 (SEAL) R. D. Hudson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 4 day of April, 1923, at 4:30 o'clock P. M.
XXXXXX XXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.