

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 5th day of March A. D. 1923, between
R. K. Hughes and Margaret C. Hughes, his wife, and S.W. Mitchell and Myra
Mitchell, his wife,
of Tulsa, County, in the State of Oklahoma, party 1st of the first part and
Lon Nichols, ~~XXXX~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable
considerations, ----- DOLLARS
the receipt whereof is hereby acknowledged, said party 1st of the first part do ----- by these presents grant, bargain, sell and convey unto said party 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 Twelve (12) in Block Six (6) of Meadowbrook
Second Addition to Tulsa, Oklahoma, the same being
a re-subdivision of all of Blocks Six (6) and Seven
(7) of Acre Gardens Addition to Tulsa, Oklahoma, according
to the 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 R. K. Hughes, Margaret C. Hughes, S.W. Mitchell and Myra Mitchell, their
heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said party Y 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

taxes for the year 1920 and thereafter.

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
against said party 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 parties of the first part 1st hereunto set their hands ----- the day and year first above written.

R.K. Hughes,
Margaret C. Hughes,
S.W. Mitchell,
Myra Mitchell

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Fred W. Steiner a Notary Public, in and for said County and State on this 5th
day of March 1923 personally appeared R.K. Hughes and Margaret C. Hughes,
his wife, and S.W. Mitchell and Myra Mitchell, 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.

Witness my hand and official seal the day and year last above written.
My commission expires March 15, 1923. (SEAL) Fred W. Steiner, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 3 day of May 1923, at 9: o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk
Brady Brown, Deputy.