

COMPARED

#229344 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 13th day of February, A. D. 1923, between
Richard Flood
of Tulsa County, in the State of Oklahoma, ~~XXX~~ of the first part and
Virginia Flood of Tulsa, Tulsa County, Oklahoma, party 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, ~~XXXXXXXXXXXXXXX~~ do ----- 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:

A part of Lot Six (6) in Block Twenty (20) in North Tulsa, an Addition to Tulsa, Oklahoma. Also a part of Lot One (1), Block Six (6) in the Original City of Tulsa, according to the recorded plats thereof and described as follows;- Commencing at a point on the Easterly line of Lot 6, Block 20, a distance of 32.8 feet. Southeasterly from the Northeasterly corner of said lot 6, running thence Southwesterly and parallel with the North Line of said Lot 6, a distance of 140 feet to a point on the Westerly line of Lot 1, Block 6, Original Tulsa, running thence Southeasterly along the Westerly line of said Lot 1, a distance of 75.5 feet; Running thence Northeasterly and parallel with the Southerly line of said Lot 1, a distance of 140 feet to a point on the Easterly line of said Lot 1, running thence Northwesterly along the Easterly line of said Lot 1, Block 6, original Tulsa, and Lot 6, Block 20, North Tulsa, to the Point of beginning.

INTERNAL REVENUE

\$ 1.50

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 The said Richard Flood for his
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents he is lawfully seized in his 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 made by the said Bertha Dague and Samuel Dague her husband, to the Exchange Trust Company, of Tulsa, Tulsa County, Oklahoma, for Four Thousand (\$4000.00 Dollars, payable Three (3) years from date, which second party assumes and agrees to pay; Also a Second Mortgage to Bertha Dague & Samuel Dague, her husband, for \$4000.00 Four Thousand Dollars; and Also a Third Mortgage to A.D. Morton, for Three Thousand Two Hundred (\$3200.00) Dollars.

and that he / the said Richard Flood will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns against said part 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 part Y of the first part ha S hereunto set his hand the day and year first above written.

Richard Flood

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, ----- a Notary Public, in and for said County and State on this ----- day of ----- 1923, personally appeared -----

----- and -----

to me known to be the identical person ----- who executed the within and foregoing instrument and acknowledged to me that -----

executed the same as ----- 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 ----- Notary Public.

STATE OF OKLAHOMA, COUNTY OF TULSA, SS.

BE IT REMEMBERED, That on this 13th day of February, in the year of Our Lord One Thousand nine hundred and Twenty three before me, a Notary Public, in and for said County and State, came Richard Flood to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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 December 2, 1926. (SEAL) Lula H. Cofer, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of May, 1923, at 9; o'clock A.M.

~~XXXXXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O. C. Weaver,

County Clerk.

Brady Brown,

Deputy.