

#226671 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 4th day of April A. D. 1923 betweenAlonzo E. Garzaof Eastland County, in the State of Texas party of the first part andJ. L. Ballenger,

party of the second part

Witnesseth: That in consideration of the sum of One Dollar & other valuable considerations,

DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part 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:

The East Twenty-four (24) feet of Lot Eight (8)  
in Block One (1) in Riverview Addition to West  
Tulsa, Tulsa County, State of Oklahoma.

(The Grantor states that the above property is no  
part of the Homestead of himself and family and  
has never been occupied as such.)

INTERNAL REVENUE

\$ 1.50

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 Alonzo A. Garza, his

heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents that 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.

Mortgage of \$2000.00 of record

and that he will warrant and forever defend the same unto the said part Y of the second part his 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.Alonzo E. GarzaSTATE OF OKLAHOMA, Tulsa County, ss.Before me, the undersigned, Notary Public, in and for said County and State on this, fourthday of April 1923, personally appeared Alonzo E. GarzaXXXto me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that heexecuted the same as his 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 Oct 7, 1926. (SEAL) Edna Roberts. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5 day of April 1923, at 8:05 o'clock A. M.By XXXXXX XXXXX (SEAL) O.G. Weaver, County Clerk.Brady Brown Deputy.