

WARRANTY DEED RECORD NO. 454

#229467 NS

This Indenture, Made this 3rd day of May, A. D., 1923, between William T. Dalton and his wife, Minnie Belle Dalton, of Broken Arrow, of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and Max Kahn ~~XXX~~ of the second part, said parties of the first part, Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations, &c herein after set forth. XXX DOLLARS, the receipt whereof is hereby acknowledged ~~XXXXXXXXXXXXXXXXXXXX~~ do by these presents grant, bargain, sell and convey unto said party 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:

All of Lot Fourteen (14) and Fifteen (15) in Block Thirty Six (36) except the East 50 feet of said lots, in the original survey of the City of Sand Springs, Oklahoma.

This deed is made to correct an error of a former deed executed by William T. Dalton and his wife Minnie Belle Dalton to Max Kahn on the 12th day of January 1918 and recorded in Book 235 on Page 544 in the records of Tulsa County, Oklahoma, wherein former deed failed to give the location of property as being in Sand Springs, Okla.

INTERNAL REVENUE
\$ None
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 William T. Dalton and Minnie Belle Dalton for themselves and for 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 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 whatever nature and kind, ~~XXXX~~ never; None.

and that they will warrant and forever defend the same unto the said party of the second part his 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 party of the first part hereunto set their hand the day and year first above written.

William T. Dalton
Minnie Belle Dalton

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, M. C. Williams a Notary Public, in and for said County and State on this 3rd day of May, 1923, personally appeared William T. Dalton and Minnie Belle Dalton ~~XX~~

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

~~XX~~
My commission expires June 20th, 1926. (SEAL) M. C. Williams, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the May day of 4, 1923, at 9 o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.