

#229459 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 1st day of May, A. D., 1923, between
B.M. Grotkop and Vinita Crutchfield Grotkop, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Clyde S. Miller, party of the second part.
Witnesseth: That in consideration of the sum of Fifty Nine Hundred and Fifty & No/100
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:

All of Lot One (1) in Block Three (3) in the
Boswell's Addition to the City of Tulsa,
Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 3.00
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 first parties, for themselves, 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.

One first mortgage to the Home building and Loan
Association of Tulsa, for \$2700. the amount now being
\$2505.60, also a second mortgage made to A.Y. Boswell
Jr. for \$1175. the amount now being \$875. and also
except any special assessments not yet due.

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 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 hands the day and year first above written.

B.M. Grotkop
Vinita Crutchfield Grotkop

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Harry L. Jenkins a Notary Public, in and for said County and State on this 3rd
day of May, 1923, personally appeared B.M. Grotkop and Vinita Crutchfield
Grotkop, his wife, xx
to me known to be the identical person s. 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 August 19th, 1926. (SEAL) Harry L. Jenkins, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 4 day of May, 1923, at 12 o'clock - M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver County Clerk.
Brady Brown, Deputy.