

WARRANTY DEED RECORD NO. 454

#229536 NS

This Indenture, Made this 2nd day of April, A. D., 1923, between
John R. Skinner, a widower,
of Tulsa, County, in the State of Oklahoma, party of the first part and
T.W. Stallings and George H. Miller, party of the second part.
Witnesseth: That in consideration of the sum of Nineteen Thousand Six Hundred Twenty-Five and no/100 (\$19625.)
DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do ss by these presents grant, bargain, sell and convey unto said parties
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The South Half ($S\frac{1}{2}$) of Northwest Quarter ($NW\frac{1}{4}$) of Section 8, Township 18 North, Range 13 East, except a certain tract of land described as follows; a tract of land beginning at the Northwest corner of Southwest Quarter of Northwest Quarter of Section 8, Township 18 North, Range 13 East and running a distance of fifteen (15) rods South along the Section line which divides section seven (7) and eight (8); thence East a distance of Sixteen (16) rods; thence North a distance of Fifteen (15) rods; thence West a distance of Sixteen (16) rods to the point of beginning containing in all one and one half ($1\frac{1}{2}$) acres.

INTERNAL REVENUE
\$ 12.50
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 Grantor for himself and his
heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents that he is lawfully seized in his own right of an absolute and indefensible 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 certain mortgage \$2,500.00 which the grantees assumes and agrees to pay as part of purchase price.

and that he will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said party 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 party of the first part has his hereunto set his hand the day and year first above written.

John R. Skinner,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 2nd day of April, 1923, personally appeared John R. Skinner, a widower,

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.

Witness my hand and official seal the day and year last above written.

My commission expires June 14, 1923. (SEAL) James Ratcliffe, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 4 day of May, 1923, at 3:40 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.