

COMPARED

## WARRANTY DEED RECORD NO. 454

#226677 NS

OFFICIAL PUBLIC SALE CO. SUNDAY, O.K.A. 1199

This Indenture, Made this 4 day of April, A. D. 1923, between  
B.O. Shepherd and Ruth P. Shepherd, husband and wife,  
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and  
J.B. Chandler, ~~XXX~~ 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, said part ies of the first part 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:

Lot Twenty-three (23) & Twenty-four (24) in Block  
Twenty-eight (28) Original Townsite now the City  
of Sand Springs, according to recorded plat thereof.

INTERNAL REVENUE  
\$ 1.00  
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 B.O. Shepherd and Ruth P. Shepherd, 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 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.

The restrictions and reservations as originally set forth  
in the deed from Chas. Page.

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 part ies 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 part ies of the first part ha ve hereunto set their hands the day and year first above written.

B.O. Shepherd

Ruth P. Shepherd,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 4  
day of April 1923, personally appeared B.O. Shepherd and Ruth P. Shepherd,  
husband and wife, ~~XXX~~  
to me known to be the identical person 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 Feb. 8, 1927. (SEAL) Estelle M. Montgomery. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5 day of April 1923 at 9:10 o'clock A. M.  
XXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.  
Brady Brown. Deputy.