

COMPARED
#229771 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 1st day of March, A. D. 1923, between
John R. T. Falls, a single man,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
H. Bert Seaver, Sand Springs, Okla. ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations
the receipt whereof is hereby acknowledged, said part y of the first part do ss 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:

Lot Three (3) in Block Eighteen (18) Original
Townsite now City of Sand Springs, according to the
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 John R. T. Falls, his
heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he 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.

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

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 hands the day and year first above written.
John R. T. Falls,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st
day of March, 1923, personally appeared John R. T. Falls

xxx
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 Feb. 8, 1927. (SEAL) Estelle M. Montgomery, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 7 day of May, 1923, at 2:30 o'clock P. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.