

#229844 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 30th day of April, A. D. 1923, between
W.L. Nixon and Viola C. Nixon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Uel Story, party of the second part.
Witnesseth: That in consideration of the sum of Five Thousand (\$5,000.00) DOLLARS,
the receipt whereof is hereby acknowledged, said party 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 Number Four (4) in Block No. Three (3) of Grandview
Addition to the City of Tulsa, According to the recorded
Plat thereof.

INTERNAL REVENUE

\$ 5.00
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 W.L. Nixon, his
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 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, ~~XXXXXX~~

and that he 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 ha ve hereunto set their hand s the day and year first above written.

Viola C. Nixon

W.L. Nixon,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, C. G. Hough, a Notary Public, in and for said County and State on this 30th day of April, 1923, personally appeared W.L. Nixon and Viola C. Nixon,
his wife, ~~XXXX~~

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 Jan. 27, 1924. (SEAL) C.G.Hough. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 8 day of May, 1923, at 9: o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G.Weaver, County Clerk.
Brady Brown, Deputy.