

WARRANTY DEED RECORD NO. 454

#230020 NS

This Indenture, Made this 9th day of May, A. D. 1923, betweenJ.W. Young and Grace Young, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part andMartha E. Smith and Karl R. Smith, parties ~~xxx~~ of the second part.Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuableconsiderations, ----- deliveredthe receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lot Fifteen (15) in Block Seven (7) in Highland's
Second Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof, also
known as 2739 East Fifth Place.

INTERNAL REVENUE
\$ 2.00
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 J.W. Young and Grace Young, his wife, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

A first mortgage to Exchange Trust Company, Tulsa, Oklahoma,
in the sum of \$1800.00, dated April 10th, 1923, due April 1st,
1926, with interest at 8% per annum, payable semi-annually on
the 1st day of October and April of each year, which second
parties assume and agree to pay.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns
against said parties 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 hand s the day and year first above written.J.W. YoungGrace YoungSTATE OF OKLAHOMA, Tulsa, County, ss.Before me, Joe W. McKeea Notary Public, in and for said County and State on this 9thday of May, 1923, personally appeared J.W. Young and Grace Young, his wife,~~xxx~~

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 Feb. 6th, 1926. (SEAL) Joe W. McKee. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 9 day of May, 1923, at 3:10 o'clock P. M.~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.