

#230026 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 30th day of January, A. D., 1923, between
C.S. Lovern and J.H. Erbelding, both single men,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
James S. Watson, ~~xxx~~ of the second part
Witnesseth: That in consideration of the sum of Twelve Thousand Five Hundred and no/100 ~~---~~
~~---~~ 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 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 number Sixteen (16) in Bungalow Court
Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the official plat
thereof duly recorded in the office of the
Register of Deeds within and for Tulsa County,
Oklahoma.

INTERNAL REVENUE
\$ 6.50
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 Parties of the first part, for themselves and their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y. 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 loan in the amount of \$6250.00, in favor of the Mortgage
Bond Co. New York, all taxes and special assessments matur-
ing after this date.

and that they 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 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 hands the day and year first above written,

J. H. Erbelding
C.S. Lovern

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, the undersigned a Notary Public, in and for said County and State on this 30th
day of January, 1923, personally appeared C.S. Lovern, a single man, and J.H.
Erbelding, a Single man, ~~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 Aug. 21, 1924. (SEAL) C.E. Hart. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 9 day of May, 1923, at 3:30 o'clock P.M.
~~xxxxxxxxxxxxxxxxxxxx~~ (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.