

COMPARED

#230130 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 15th day of January, A. D. 1923, between Robt. E. Adams and Sara E. Adams, his wife and W. Frank Walker and Olga V. Walker, his wife, Tulsa, County, in the State of Oklahoma, party of the first part and W. B. Chaney party of the second part.

Witnesseth: That in consideration of the sum of One and no/100 DOLLARS, the receipt whereof is hereby acknowledged, said parties 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:

All of the North Thirty (30) feet of Lot Twenty (20) and the South Eight (8) feet of Lot Nineteen (19) all in Block Two (2) of Weaver Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

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 for their 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 they are lawfully seized in their 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, EXCEPT.

A first mortgage in the sum of \$4000.00 in favor of the Home Building & Loan Association, and special assessments hereafter to mature.

and that they 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 parties of the first part have hereunto set their hand the day and year first above written.

Robt. E. Adams,

Sara E. Adams,

W. Frank Walker,

Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 15th day of January 1923, personally appeared Robt. E. Adams, and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife, to me known to be the identical persons 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 10 day of May, 1923, at 2:40 o'clock P. M.

XXXXXX (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.