

COMPARED

#226755 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 4th day of April, A. D. 1923, between  
W. O. Powell and Cora Powell, husband and wife,  
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and  
Charles Bukey, ~~xxx~~ of the second part.  
Witnesseth: That in consideration of the sum of \$1620.00 - - - Sixteen Hundred Twenty & 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 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:

All of Lots Seven (7) Eight (8) and Nine (9)  
in Block Fifty-Seven (57) in the Second West  
Side Addition to the City of Sand Springs,  
Oklahoma, according to the recorded plat thereof.

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 W. O. Powell and Cora Powell for themselves, 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 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.

That this deed is subject to... the special provisions contained  
in Warranty Deed by Chas. Page.

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 hand s the day and year first above written.

W. O. Powell,Cora Powell,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Rob't W. Gibbs, a Notary Public, in and for said County and State on this 4th  
day of April, 1923, personally appeared W. O. Powell and Cora Powell, husband  
and wife, and

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 June 8, 1924, (SEAL) Rob't. W. Gibbs, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of April, 1923, at 2:20 o'clock P. M.  
~~XXXXXXXXXXXX~~ (SEAL) O.C. Weaver, County Clerk.

Brady Brown, Deputy.