

COMPARED  
#226889 NS

# WARRANTY DEED RECORD NO. 454

This Indenture, Made this 3rd day of April, A.D. 1923, between  
J.D. Simmons and Effie E. Simmons his wife,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part and  
Lula M. Harvey, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of \$1.00 One Dollar and Exchange of property,  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part 1st the first part do by these presents grant, bargain, sell and convey unto said party  
of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Number Six (6) in Broadmoor Heights  
Addition to the City of Tulsa, Oklahoma, according  
to the recorded plat and survey thereof, together  
with improvements thereon.

INTERNAL REVENUE  
\$ 25.00  
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.D. Simmons and Effie E. Simmons his wife, her  
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 Mortgage of \$15000. favor of the Home Building and Loan Company  
of Tulsa, \$7200. to the SouthWest Mortgage Company of Tulsa, Okla.,  
on which there has been \$1556. Paid, which second party assumes and  
agrees to pay as part of above consideration.

and that they will warrant and forever defend the same unto the said part Y of the second part her 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 ha ve hereunto set their hand s the day and year first above written.

J.D. Simmons

Effie E. Simmons,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Russ L. Grant a Notary Public, in and for said County and State on this 3rd  
day of April, 1923, personally appeared J.D. Simmons and Effie E. Simmons, his 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 18th, 1925. (SEAL) Russ L. Grant, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of April, 1923, at 3:10 o'clock P. M.  
(SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.