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WARRANTY DEED RECORD No. 459.

This Indenture, Made this 17th day of May, A. D. 1923, betweenY. E. Dunn,of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, andLouise Dunn,~~part~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar; the settlement of property rights in divorce action between the parties hereto and including the release of all claims by second party on first party and all his other property. ~~DOLLARS~~, the receipt whereof is hereby acknowledged, said part Y of the first part do ~~es~~ by these presents grant, bargain, sell and convey unto said part Y 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:

The northerly eighty-three (83) feet of Lot One (1) in Block One Hundred thirteen (113) of the Original Townsite of the City of Tulsa, Oklahoma, according to the United States Survey thereof, and which said tract is more particularly described by metes and bounds as follows, to-wit;- beginning eighty-three (83) feet south of the North-west corner of said above named lot one (1); thence extending east across said lot on a line parallel with the northerly boundary thereof, to the point of interception with Kenosha street at a point ninety-five (95) feet in a southwesterly direction from the north-east corner of said lot; thence along said Kenosha street along the easterly line of said lot and in a northeasterly direction to the north east corner thereof; thence along the northerly line of said lot to the northwest corner thereof; thence south along the west line of said lot to the place of beginning.

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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 Y. E. Dunn for himself and his

heirs, executors or administrators, do ~~es~~ hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents that he is lawfully seized in his 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~~:

As shown by abstract of title this day submitted grantee and her counsel and except proportionate part of last half of taxes for 1922 which second party assumes and agrees to pay.

and that he 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, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part ies of the first part ha ~~ve~~ hereunto set his hand ~~the~~ day and year first above written.

L.E. Dunn

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J.R. League, a Notary Public, in and for said County and State, on this 17th day of May, 1923, personally appeared Y.E. Dunn,

to me known to be the identical person s who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 May 16, 1926. (SEAL) J.R. League, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 17 day of May, 1923, at 4:30 o'clock P. M.
Book No. 459, Page No. 106 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.