

COMPARED

#231043 NS

## WARRANTY DEED RECORD No. 459.

6650 Crane &amp; Company, Topeka

This Indenture, Made this 15th day of May, A. D. 1923, between  
John K. Wells and Minnie Wells, his wife.  
of Oklahoma County, in the State of Oklahoma, party of the first part, and  
Bertha Bowles parties xxx of the second part.  
Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,  
the receipt whereof is hereby acknowledged, said parties of the first part do xxxx by these presents grant, bargain, sell and convey unto said  
party 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:

Lot Thirty (30) in Block Two (2) in Boston Addition to  
the City of Tulsa, being a sub-division of Lots 6 to 11,  
inclusive, Block 1, Lots 7 to 19, inclusive, Block 3 and  
all of Block 2, in Sieg Addition to the City of Tulsa,  
according to the recorded plat thereof.

1502

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 John K. Wells and Minnie Wells, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 real estate mortgage covering the above described property  
executed on the 8th day of December, 1922, by John K. Wells, and  
Minnie Wells, his wife, to Gum Brothers Company to secure the  
payment of notes aggregating \$10,000.00, payable \$300.00 on the  
1st day of July of each of the years 1923, 1924, 1925, 1926, 1927 and  
\$300.00 on the 1st day of January of the years 1924, 1925, 1926 and  
1927, and the sum of \$7,300.00 payable Jan. 1, 1928, which mortgage  
is recorded in Book 425, Page 63 of the Records of Tulsa County,  
Oklahoma, which grantee assumes to pay.

and that they will warrant and forever defend the same unto the said party of the second part their heirs and assigns  
against said party 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.

John K. Wells

Minnie Wells

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Harry E. Wheeler, a Notary Public, in and for said County and State, on this 15th  
day of May, 1923, personally appeared John K. Wells and Minnie Wells,

to me known to be the identical person and 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 March 23, 1925. (SEAL) Harry E. Wheeler, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of May, 1923, at 12 o'clock — M.

Book No. 459, Page No. 135 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.