

COMPARED

#230299 NB

WARRANTY DEED RECORD No. 459.

50510, Crane & Company, Toledo

This Indenture, Made this 14th day of February, A. D. 1923, between Berry-Hart Company, a corporation of Tulsa, Oklahoma, and B.M. Grotkop and Vinita C. Grotkop, his wife, of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and R.M. Calvert of the second part.

Witnesseth: That in consideration of the sum of Six hundred (\$600.00) and no/100 - - - - - DOLLARS, the receipt whereof is hereby acknowledged, said ~~part~~ 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:

Lot Six (6), Block One (1) Sunnybrook Addition
to the City of Tulsa, County of Tulsa, Oklahoma,
according to the duly recorded plat thereof.

INTERNAL REVENUE
\$ 1.00
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 parties of the first part, 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 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:

taxes for years 1920, 1921, 1922 and 1923.

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~~ 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 part Y of the first part have hereunto set their hand S the day and year first above written.

(Corporate Seal)

Attest; Ann Mayer, Secretary.

Berry-Hart Company
By Geo. S. Berry, President.

B.M. Grotkop
Vinita C. Grotkop

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of February, 1923, personally appeared B.M. Grotkop and Vinita C. Grotkop, his wife, ~~and~~

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 Apr. 3, 1923. (SEAL) Lois Greene, Notary Public.

STATE OF OKLAHOMA,
COUNTY OF TULSA, SS.

Before me, the undersigned, a Notary Public in and for said County and State on this 27th day of February, 1923, personally appeared George S. Berry, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation for the uses and purposes therein set forth. Witness my hand and official seal the day and year above written. (SEAL) Lois Greene, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss. My commission expires Apr. 3, 1923.

Filed for record this the 9 day of May, 1923 at 9 o'clock A. M.

Book No. 450, Page No. 16 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.