

#231266 NS WARRANTY DEED RECORD No. 459.

69510 Grant & Company, Torke

This Indenture, Made this 14th day of May, A. D. 1923, between
W.L. Seaman and Beulah Williams Seaman, his wife,
Arkansas
of Sebastian County, in the State of OKLAHOMA, party of the first part, and
Omer K. Benedict party of the second part.

Witnesseth: That in consideration of the sum of Twelve Thousand, Five Hundred Twenty-five
and no/100 - - - (\$12,525.00) - - - - - DOLLARS,
the receipt whereof is hereby acknowledged, said party ies of the first part do - by these presents grant, bargain, sell and convey unto said
party 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:

The West Half of the Southeast Quarter of the Southwest
Quarter of Section Thirty (30) Township Twenty (20) North,
Range Thirteen (13) East, of the Indian Base and Meridian,
Tulsa County, Oklahoma, less that portion occupied by the
A.T. & S.F. Railroad Company.

INTERNAL REVENUE
1700
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.L. Seaman and Beulah Williams Seaman, their
heirs, executors or administrators, do - hereby covenant, promise and agree to and with said party - 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:

and that they will warrant and forever defend the same unto the said party y of the second part his heirs and assigns
against said party y of the first part ies their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

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

W. L. Seaman
Beulah Williams Seaman

Arkansas
STATE OF OKLAHOMA, Sebastian County, ss.

Before me, I. H. Turner, a Notary Public, in and for said County and State, on this 14th
day of May, 1923, personally appeared W.L. Seaman and Beulah Williams
Seaman, xxx
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 Feb. 13, 1925. (SEAL) I. H. Turner, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 22 day of May, 1923, at 4 o'clock P.M.
Book No. 459, Page No. 167 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.