

RECORDED
COMPARED
#231307 NS

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 7th day of May, A. D. 1923, between
H. F. Dunkle and Anna Dunkle, his wife,
of Rogers, Arkansas, ~~XXXXXX~~ of the first part, and
Claude E. Walter, ~~XXX~~ of the second part.
Witnesseth: That in consideration of the sum of (\$650.00) Six Hundred Fifty
and no/100 (\$650.00) Dollars, cash,
of two hundred and no/100 (\$200.00) Dollars, cash,
the receipt whereof is hereby acknowledged, ~~XXXXXXXXXXXXXXXXXXXX~~ do by these presents grant, bargain, sell and convey unto said
part 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:

Lot Ten (10) in Block Nine (9) in Ingram-Lewis
Addition to the City of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof,
and first parties claim and retain a vendor's lien
thereon for the balance of the purchase price in the
sum of \$450.00, and as evidence of such indebtedness,
but not in payment thereof, second party is to deliver
to first parties his certain promissory notes for said
sum, secured by a mortgage back on said premises.

INTERNAL REVENUE
100
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, for themselves and for 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 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:

Future Taxes and special assessments.

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 parties 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 hand s the day and year first above written.

H. F. Dunkle
Anna Dunkle

Arkansas, Benton County, ss.
STATE OF ~~OKLAHOMA~~
Before me the undersigned, a Notary Public, in and for said County and State, on this
day of May 8, 1923, personally appeared H. F. Dunkle and Anna Dunkle,
his wife, ~~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 seal this March 20, 1926. (SEAL) J. T. Gramling
My commission expires Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 22 day of May, 1923, at 4:30 o'clock P. M.
Book No. 459, Page No. 169 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.