

#231331 NS

WARRANTY DEED RECORD No. 459.

COMPALED

50310 Crane & Company, Tulsa

This Indenture, Made this 21st day of May, A. D. 1923, between

D.H. Pratt and Amy J. Pratt, husband and wife,
 of Tulsa, County, in the State of Oklahoma, party ^{ies} of the first part, and
H.P. Schaber, party of the second part.

Witnesseth: That in consideration of the sum of Seven Hundred and Fifty (\$750.00) - - - - -

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:

Lot Ten (10) of Block One (1) in Exposition Heights
 Addition to the City of Tulsa, Oklahoma, according
 to the recorded plat thereof.

INTERNAL REVENUE
 122
 RECEIVED MAY 22 1923
 TULSA, OKLAHOMA

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 for themselves and for 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:

The conditions and restrictions stated in deed by Fletcher
 H. Pratt, Attorney-in-fact for Clarissa Richards, B.P.
 Richards, and John Perryman, dated December 14th, 1921,
 and existing mineral lease of record.

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, 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 have hereunto set their hand s the day and year first above written.

D.H. Pratt

Amy J. Pratt

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, James B. Brooks, a Notary Public, in and for said County and State, on this 21st
 day of May, 1923, personally appeared D.H. Pratt and Amy J. Pratt,
husband and wife, and

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 9-24-1923 (SEAL) James B. Brooks, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 23 day of May, 1923, at 11 o'clock A.M.

Book No. 459, Page No. 172 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.