

#231367 NS

WARRANTY DEED RECORD No. 459. COMPARED

65510 Crane & Company, Tulsa

This Indenture, Made this 12th day of May, A. D. 1923, between
John T. Kramer and His wife, Amelia Kramer
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
Zula Nash Ligon party of the second part.

Witnesseth: That in consideration of the sum of Seven Thousand and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

All of Lot Three (3) Block Four (4), Maple
 Heights Addition to the City of Tulsa, Tulsa
 County, Oklahoma, according to the recorded plat
 thereof. Size of lot; 100 x 123.1 feet, more or less.
 Improvements on this lot are to cost not less than
 Five Thousand (\$5,000.00) Dollars and are to be on a
 building line with adjacent properties.

750

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 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:

All taxes and special assessments maturing after this date.

and that they will warrant and forever defend the same unto the said party Y of the second part her 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 hand S the day and year first above written.

John T. Kramer

Amelia Kramer,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, The undersigned, a Notary Public, in and for said County and State, on this 12th
 day of May, 1923, personally appeared John T. Kramer and Amelia Kramer,
his wife,
 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 Aug. 21st, 1924. (SEAL) C.E. Hart, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 23 day of May, 1923, at 2:15 clock P.M.
 Book No. 459, Page No. 1772 (SEAL) O.C. Weaver, County Clerk.
Brady Brown, Deputy.