

COMPARE)

#231446 NS

WARRANTY DEED RECORD No. 459.

2010 Crane & Company, Tulsa

This Indenture, Made this 24th day of May, A. D. 1923, between Nellie D. Houck and F.S. Houck, her husband, of Tulsa, County, in the State of Oklahoma, party of the first part, and Effie L. Miles, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

Lot Twelve (12) Block One (1)  
Green Lawn Addition to the City  
of Tulsa, Oklahoma, according to  
the 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 Nellie D. Houck and F.S. Houck, her husband, 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:

Balance remaining unpaid on a certain mortgage, favor Home Building & Loan Association, in the sum of \$1218.77, payable monthly; and balance remaining unpaid favor of Othel Welch and Paul L. Welch, in the sum of \$1728. 01, payable \$26.00 per month. Total Mortgage \$2946.78, which the party of the second part herein assumes and agrees to pay, and which is a part of the purchase price named herein.

and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns against said party 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 and seal the day and year first above written.  
Nellie D. Houck  
F.S. Houck

STATE OF OKLAHOMA, Oklahoma, County, ss.  
Before me, Joe Ann Lewellen, a Notary Public in and for said County and State, on this 24th day of May, 1923, personally appeared Nellie D. Houck and F.S. Houck, to me known to be the identical person 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 April 6, 1927. (SEAL) Joe Ann Lewellen, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 24 day of May, 1923, at 1:00 o'clock P.M.  
Book No. 459, Page No. 197 (SEAL) O.C. Weaver, County Clerk.  
Brady Brown, Deputy.