COMPARED

WARRANTY DEED RECORD No. 459.

231529 DLB
56510 Crane & Company, Topeka

This Indenture, Made this 22nd day of May A. D. 1923, between

Sadie J. Deems and H. C. Deems, her husband,

of Tulsa County, in the State of Oklahoma, party of the first part, and

J. C. Good, Tulsa, Oklahoma party of the second part.

Witnesseth: That in consideration of the sum of Twenty Thousand ($20,000.00) and no/100ths

DOLLARS, the receipt whereof is hereby acknowledged, said part ies of the first part 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:

All of lot Four (4) in Block Three (3) in Friend
and Gillette Addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE
$ 12.50
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 Sadie J. Deems and H. C. Deems, 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:

A certain mortgage to the Exchange Trust Company, of Tulsa, Oklahoma, in the
total sum of Seven Thousand Five Hundred Dollars ($7,500.00) due June First,
1924. ----------

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 part 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 part ies of the first part ha ve hereunto set their hand s the day and year first above written.

Sadie J. Deems

H. C. Deems

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, B. M. Grotkop , a Notary Public, in and for said County and State, on this 22nd day of May , 19 23 , personally appeared Sadie J. Deems and H. C. Deems, her husband 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 October 4th, 1924 (SEAL) B. M. Grotkop , Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 24 day of May , 19 23 , at 4 o'clock P. M.
Book No. 459, Page No. 209 O. G. Weaver , County Clerk.

Brady Brown , Deputy. (SEAL)