

COMPARED

#231579 NS

WARRANTY DEED RECORD No. 459.

60410, Grant & Company, Tulsa

This Indenture, Made this 24th day of May, A. D. 1923, between
W.V. Eddy and Nellie Eddy, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
H.M. Austin party of the second part.
Witnesseth: That in consideration of the sum of One Thousand Dollars and other valuable
considerations 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 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:

Lots Twenty-one (21) and Twenty-two (22), Block Seven
(7), Forest Park Addition according to the Re-Amended
Plat to the City of Tulsa, Tulsa County, Oklahoma,

INTERNAL REVENUE
150
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 W.V. Eddy and Nellie Eddy, his wife, 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:

A first mortgage to the Local Building & Loan Association of
Oklahoma City, for Two Thousand Dollars (\$2000.00) dated July
28, 1921, of which Two Hundred Seventy-two Dollars and 87/100ths
(\$272.87) has been paid. And a second mortgage to Granville Bates
and Elizabeth A. Bates for Twenty eight Hundred Ninety-six Dollars,
(\$2896.00) dated May 11th, 1922, of which Three Hundred Fifteen
and 80/100ths (\$315.80) has been paid.

and that they will warrant and forever defend the same unto the said party of the second part his 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 hands the day and year first above written.

W.V. Eddy

Nellie Eddy

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, A Notary Public, a Notary Public, in and for said County and State, on this 24th
day of May, 1923, personally appeared W.V. Eddy and Nellie Eddy, his wife,
XMX

to me known to be the identical person as 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 24, 1926. (SEAL) Fay L. Hollis, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 25 day of May, 1923, at 2:30 o'clock P. M.
Book No. 459, Page No. 223 (SEAL) O. J. Weaver, County Clerk.
Brady Brown, Deputy.