

COMPARED

#231659 NS

WARRANTY DEED RECORD No. 459.

56310 - Grant & Company, Toledo

This Indenture, Made this 22nd day of April, A. D. 1922, between
Cyrus S. Avery, Essie M. Avery, his wife, Alva J. Niles, Ethel M. Niles, his wife,
C.W. Brewer, Eugenia Brewer, his wife,
 of Tulsa County, in the State of Oklahoma, ~~part~~ of the first part, and
Mary B. Day, ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Seventy-Five and no/100 00 DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said
 part 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:

Lot One (1) in Block Nineteen (19) In Federal
 Heights second Addition to the City of Tulsa,
 Oklahoma, according to the official plat thereof.

INTERNAL REVENUE
\$ 20
 Canceled

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 First parties, 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 rights to coal in or under said land herein
 above described as shown by indenture dated January 2nd,
 1920, same being of record in Book 343 page 68 of the
 Records of Tulsa County, Oklahoma, conveying said Coal
 Rights to Charles W. Brewer, and also any and all special
 assessment taxes.

and that they will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
 against said part ies 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.

Cyrus S. Avery
Essie M. Avery
Alva J. Niles, Ethel M. Niles,
C.W. Brewer,
Eugenia Brewer,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22nd
 day of April, 1922, personally appeared Cyrus S. Avery, Essie M. Avery,
his wife, Alva J. Niles, Ethel M. Niles, his wife, and C.W. Brewer, Eugenia Brewer,
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 March 27, 1924. (SEAL) Leone Patton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of May, 1923, at 10 o'clock A.M.
 Book No. 459, Page No. 229 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.