

#231958 NS

WARRANTY DEED RECORD No. 459.

5010, Chase & Company, Tulsa

This Indenture, Made this 15th day of May, A. D. 1923, between
E. S. Dean
of Tulsa County, in the State of Oklahoma, party of the first part, and
Marie E. Dean party of the second part.
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and
valuable considerations ----- 664444
the receipt whereof is hereby acknowledged, said part Y of the first part does by 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:

West One Hundred Feet (100') of Lot One (1)
Block Five (5), of Terrace Drive Addition
to the City of Tulsa, County of Tulsa, State
of Oklahoma, according to the recorded plat
thereof.

INTERNAL REVENUE

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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 E.S. Dean, his
heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of
these presents that he is lawfully seized in his
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:

It is further agreed between the parties hereto that this lot
is sold for residence purposes only and no dwelling shall be
erected thereon to cost less than Six Thousand Dollars (\$6,000.00)
no part of which shall be nearer the front line than thirty feet
(30').

and that he will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
against said part Y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part Y of the first part has hereunto set his hand The day and year first above written.
E.S. Dean,

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, Ethel Bogard, a Notary Public, in and for said County and State, on this 15th
day of May, 1923, personally appeared E.S. Dean
and
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he
executed the same as his 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 Mar. 15, 1925. (SEAL) Ethel Bogard, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 31 day of May, 1923, at 11:10 o'clock A.M.
Book No. 459, Page No. 273 (SEAL) O.C. Weaver, County Clerk.
Brady Brown, Deputy.