

#232024 NS

WARRANTY DEED RECORD No. 459.

60310 Grant & Company, Inc.

This Indenture, Made this 21st day of Apr 11, A. D. 1923, between
Vinita Crutchfield Grotkop and B.M. Grotkop, her husband,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and
Richard B. Nelson of the second part.

Witnesseth: That in consideration of the sum of Five Hundred (\$500.00) and no/100 DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said
part V 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 Eleven (11) and Twelve (12) Block Six (6)
Capitol Hill Second Addition to the City of
Tulsa, County of Tulsa, Oklahoma, according to
the duly recorded Amended plat thereof.

INTERNAL REVENUE

To

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 Parties of the First Part, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part V 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:

Taxes for years 1917, 1918, 1919, 1920, 1921,
1922 and 1923.

and that they will warrant and forever defend the same unto the said part V of the second part his 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 have hereunto set their hand at the day and year first above written.

Vinita Crutchfield Grotkop
B.M. Grotkop

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th
day of May, 1923, personally appeared Vinita Crutchfield Grotkop and
B.M. Grotkop, her husband, xxx

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 Apr. 3, 1927. (SEAL) Lois Greene, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 31 day of May, 1923, at 3:40 o'clock P.M.
Book No. 459, Page No. 279 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.