

COMPARED

#232139 NS

## WARRANTY DEED RECORD No. 459.

50310 - Crane &amp; Company, Tonka

This Indenture, Made this 31st day of May, A. D. 1923, between  
H.L. Ledbetter and Joetta A. Ledbetter, his wife,  
 of Tulsa, County, in the State of Oklahoma, party of the first part, and  
Edgar John party of the second part.  
 Witnesseth: That in consideration of the sum of One dollar and other good and valuable  
considerations the receipt whereof is hereby acknowledged, said parties of the first part do by 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:

All of Lot Three (3) in Block Three (3) of Horner  
 Addition to the City of Tulsa, Oklahoma, according to  
 the recorded plat thereof.

INTERNAL REVENUE

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 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:

undue installments of special taxes or assessments;  
 also except a mortgage to Gum Brothers Company, dated  
 September 27, 1922, recorded in Book 425 at page 9, to  
 secure a note for \$6500.00, of which amount \$200.00  
 has heretofore been paid, leaving a balance of \$6300.00.

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 hand and seal the day and year first above written.

H.L. Ledbetter,

Joetta A. Ledbetter,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st  
 day of May, 1923, personally appeared H.L. Ledbetter and Joetta A.  
Ledbetter, his wife, 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 September 25, 1924. (SEAL) W.J. Henry. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 1 day of June, 1923, at 2:25 o'clock P. M.  
 Book No. 459, Page No. 297 (SEAL) O.C. Weaver, County Clerk.

Brady Brown, Deputy.