

COMPARED

#232154 NS

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 26th day of May, A. D. 1923, between
 Cyrus S. Avery, Essie M. Avery, his wife; Alve J. Niles, Ethel M. Niles, his wife, and C.W.
 Brewer, Eugenia Brewer, his wife;

of Tulsa, County, in the State of Oklahoma, part of the first part, and
Worney Ponton party of the second part.

Witnesseth: That in consideration of the sum of six Hundred Fifty and No/100
(\$650.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part of the first part do by these presents grant, bargain, sell and convey unto said
 part 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:

Lot Six (6) in Block Eleven(11) in Federal
 Heights Second Addition to the City of Tulsa,
 Oklahoma, according to the recorded plat thereof.

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 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 coal rights 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 that they will warrant and forever defend the same unto the said part of the second part his heirs and assigns
 against said part 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 of the first part have hereunto set their hand and seal 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 26th
 day of May, 1923, personally appeared Cyrus S. Avery, Essie M. Avery, his wife,
and Alve J. Niles, Ethel M. Niles, his wife, C.W. Brewer, Eugenia Brewer, his wife,
 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.

In Witness Whereof, I have hereunto set
 my hand and affixed my official seal the day and year last above written.
 My commission expires March 27, 1924. (SEAL) Leona Patton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1 day of June, 1923, at 3:40 o'clock P. M.
 Book No. 459, Page No. 301 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.