

#230445 NS

WARRANTY DEED RECORD No. 459.

60010. Grant & Company, Tulsa

This Indenture, Made this 26th day of April, A. D. 1923, between Julius Kahn and Pauline Kahn, his wife, of Tulsa County, in the State of Oklahoma, one of the first part, and E. L. Pierce one of the second part.

Witnesseth: That in consideration of the sum of One Thousand and no/100 (\$1000.00) DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said part y 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 Twenty-five (25), Block Two (2), in Carbondale, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE

\$ 100 Cancelled

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 Julius Kahn and Pauline Kahn, his wife, for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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:

Oil and Gas Lease as appears of record.

and that they will warrant and forever defend the same unto the said part y of the second part his heirs and assigns against said parties 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 one of the first part has his hereunto set their hand s the day and year first above written.

Julius Kahn
Pauline Kahn

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 April, 1923, personally appeared Julius Kahn and Pauline Kahn,

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 seal the day and year last above written.

Given under My commission expires January 16, 1927 (SEAL) Boulah McAllister, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14 day of May, 19 23, at 2:40 clock P.M.

Book No. 459, Page No. 37 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.