

COMPARED

#230454 NS

## WARRANTY DEED RECORD No. 459.

40510 - Grant &amp; Company, Toledo

This Indenture, Made this 12th day of May, A. D. 1923, between Paul Jackson (a single man) who is the owner of the property described herein, state that said property is his individual property and acquired by him by his own personal efforts and is not a part of the homestead, and is separate and distinct from any of Tulsa, County, in the State of Oklahoma, party of the first part, and homestead property.

Roxie Irvin party of the second part.

Witnesseth: That in consideration of the sum of Thirty - Six Hundred (\$3600.00)

DOLLARS, the receipt whereof is hereby acknowledged, said part Y of the first part do SS by these presents grant, bargain, sell and convey unto said party 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:

Lot Six (6) in Block Eight (8) in Midway Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE  
120  
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 Paul Jackson, (a single man) his heirs, executors or administrators, do SS 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:

A balance on one certain mortgage in favor of the Home Savings and Loan Association of Bartlesville, Oklahoma, Dated October 16th, 1922, payable \$30.88 per month, which loan at this date amounts to the sum of \$1471.23, which the party of the second part herein assumes and agrees to pay and which is part of the purchase price named herein.

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 SS hereunto set his hand — the day and year first above written.

Paul Jackson

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. K. Warren, a Notary Public, in and for said County and State, on this 12th day of May, 1923, personally appeared Paul Jackson (a single man)

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 April 17th, 1927. (SEAL) Chas. K. Warren, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 14 day of May, 1923, at 3 o'clock P.M.

Book No. 459, Page No. 40 (SEAL) O.B. Weaver, County Clerk.  
Brady Brown, Deputy.