

COMPARED

WARRANTY DEED RECORD No. 459.

3310 Crane & Company, Tulsa

232977 C.M.J.

This Indenture, Made this 19th day of May, A. D. 1923, between

Lucile D. Russell and Murray D. Russell her husband

of Tulsa County, in the State of Oklahoma, party of the first part, and

F. P. Walter

party of the second part.

Witnesseth: That in consideration of the sum of

a valuable consideration and ONE

DOLLARS,

the receipt whereof is hereby acknowledged, said part 1st the first part do by these presents grant, bargain, sell and convey unto said part 2nd 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:

The East one foot of Lots ten (10) and Eleven (11) in Block Five (5) in Buena Vista Park Addition to Tulsa, Oklahoma.

Also an easement along the East line of said lot of about 1 foot, for the the accomidation of said second party and for the purpose of allowing the eaves of his garage to extend over said Lots, This easement is given only for a limited period, or until the first party hereto, her heirs or assigns shall erect a building along said east line of said Lots, whereby the said extension of the eaves on the Garage shall interfere with the use of said one foot of the said Lots at which time this easement shall become null and void, and at which time the second party agrees to remove said extension of eaves from that portion of said Lots belonging to the first party her heirs or assigns.

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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 Lucile D. Russell and Murray D. Russell, their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd 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:

Any right that the city of Tulsa may have to reenter and open up the Alley formerly in and through these lots, which right the City reserved at the time the Alley in this block was closed or vacated.

and that they will warrant and forever defend the same unto the said part 2nd of the second part his heirs and assigns against said part 1st 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 1st of the first part ha. ve hereunto set their hand S the day and year first above written.

Lucile D. Russell

Murray D. Russell

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, A. S. Viner, a Notary Public, in and for said County and State, on this 19th

day of May, 1923, personally appeared

Lucile D. Russell

and Murray D. Russell, her husband

to me known to be the identical person B 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 4/19/26 (Seal) A. S. Viner, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 11 day of June, 1923, at 2:00 o'clock P.M.

Book No. 459, Page No. 454 O. G. Weaver, County Clerk.

Brady Brown,

Deputy.

(Seal)