

COMPARED

#233053 NS

## WARRANTY DEED RECORD No. 459.

This indenture. Made this 26th day of May, A. D. 1923, between  
D.B. Leonard, a single man,  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
Mrs. W.A. Phelps, party of the second part.  
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable  
consideration - - - - -  
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  
part 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 Five (5) in Block Seventeen (17) of the Re-  
Subdivision of Block Six (6) and Lots One (1),  
Two (2) and Three (3) of Block Four (4), of the  
Terrace Drive Addition to the City of Tulsa, Tulsa  
County, State of Oklahoma, according to the recorded  
plat thereof as filed for record in Tulsa County,  
State of Oklahoma.

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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 party of the first part and 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 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 first mortgage loan, the principal sum of which  
is Fifteen Hundred (\$1500.00) Dollars, and a second  
mortgage, the principal sum of the original amount  
was fifteen Hundred Dollars, and the balance of which  
at this time is Twelve Hundred Dollars.

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 ha ss hereunto set his hand the day and year first above written.

D.B. Leonard,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, K. E. Bailey, a Notary Public, in and for said County and State, on this 26  
day of May, 19 23, personally appeared D.B. Leonard

and  
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 May 3, 1927. (SEAL) K. E. Bailey. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 12 day of June, 1923, at 10:30 o'clock A.M.

Book No. 459, Page No. 465 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.