

COMPARED

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## WARRANTY DEED RECORD No. 459.

This Indenture, Made this 15 day of June, A. D. 1923, between  
C.H. Nicholson & Carrie H. Nicholson, his wife,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
Cora B. Marvin, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of Twenty Three Hundred (\$2300.00) -----  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said part ys of the first part do ~~by~~ 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:

East half of Lot Seven (7) of Block  
Ten (10) in Pleasant View Addition to  
the City of Tulsa, Okla., as shown by  
the duly 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. C.H. Nicholson & Carrie H. Nicholson, - - -  
And said they are 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 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:

A certain mortgage of \$3000.00 held by Ethel Davis and now  
of record, which mortgage the second agrees to assume. Second  
party to assume all taxes and assessments due and payable after  
Jan. 1, 1923.

and that they will warrant and forever defend the same unto the said part y of the second part her heirs and assigns  
against said part ys 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 ys of the first part ha ya hereunto set their hand s the day and year first above written.

C.H. Nicholson

Carrie H. Nicholson

STATE OF OKLAHOMA Tulsa, County, ss.  
Before me, the undersigned, a Notary Public, in and for said County and State, on this 15  
day of June, 1923, personally appeared C.H. Nicholson, and Carrie H.  
Nicholson, his wife, ~~and~~  
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.  
Given under ~~XXXXXX~~ my hand and ~~XXXXXX~~ seal the day and year last above written.  
My commission expires Jan. 31, 1927. (SEAL) R.M. Darnell, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 16 day of June, 1923, at 11:10 o'clock A. M.  
Book No. 459, Page No. 515 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.