

COMPARED

#233475 NS

WARRANTY DEED RECORD No. 459.

M. H. C. & Co., Tulsa, Okla.

This Indenture, Made this 16th day of June, A. D. 1923, between
Walter S. Koons and Edna May Koons, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Theodore H. Hammett, party of the second part.
Witnesseth: That in consideration of the sum of Five Thousand Dollars -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do ----- 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:

All of the East one-half ($E\frac{1}{2}$) of Lot Five (5)
Block Two (2) of Highlands First Addition to the
City of Tulsa as shown by the recorded plat thereof,
together with the improvements thereon.

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 Walter S. Koons and Edna May Koons, his wife, 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 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:

One mortgage for Twenty-five Hundred Dollars (\$2500.00)
to The Tulsa Building and Loan Association which has
been reduced to Twenty-four Hundred Dollars and twenty
eight cents (\$2400.28)

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 part Y 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 parties of the first part have hereunto set their hand the day and year first above written.

Walter S. Koons,

Edna May Koons

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th
day of June, 1923, personally appeared Walter S. Koons and Edna May Koons,

to me known to be the identical person 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 Oct. 24th, 1924. (SEAL) R. D. Hudson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18 day of June, 1923, at 8:30 o'clock P. M.

Book No. 459, Page No. 520 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.