

#233740 NS

WARRANTY DEED RECORD No. 459.

54410, Crane & Company, Tulsa

This Indenture, Made this 7th day of March, A. D. 1923, between
F. L. Brooks and Leslie Brooks, wife and husband,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
James H. Thomas, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable
considerations, ----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

A one-half ($\frac{1}{2}$) undivided interest in lots eighteen
(18) and nineteen (19) in Block two (2) Ridgedale
Terrace Second addition to the City of Tulsa, according
to the recorded plat thereof.

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Controlled

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 F. L. Brooks and Leslie Brooks, 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 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:

Mortgage amounting to Eighty-eight hundred dollars
(\$8800.00) of which the grantee assumes the payment
of one-half ($\frac{1}{2}$)

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 part 188 of the first part has hereunto set their hand 8 the day and year first above written.

F.L. Brooks,

Leslie Brooks,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, One Cook, a Notary Public, in and for said County and State, on this 7th
day of March, 1923, personally appeared F. L. Brooks, and Leslie Brooks,
wife and husband, xxx

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.

Witness my hand and official seal the day and year last above written.

My commission expires January 23, 1926. (SEAL) One Cook, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of June, 1923, at 2:30 o'clock P.

Book No. 459, Page No. 559 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.