

WARRANTY DEED RECORD No. 459.

COMPARED

233833 C.M.J. 18th June
 This Indenture, Made this _____ day of _____, A. D. 1923, between
 W. V. Biddison and Lyda F. Biddison, his wife,
 of _____ Tulsa _____ County, in the State of Oklahoma, party of the first part, and
 Rob't. E. Adams _____ party of the second part.

Witnesseth: That in consideration of the sum of _____
 One and No/100 (\$1.00 Dollars and other valuable considerations) _____ Dollars,
 the receipt whereof is hereby acknowledged, said part _____ of the first part do _____ by these presents grant, bargain, sell and convey unto said
 part _____ 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 Lot No. 1, and the West 25 feet of Lot No. 2 in Biddison's
 Sub-division of Lot 12, Block 28, Park Place Addition to the city
 of Tulsa, Tulsa County, Oklahoma; the said West 25 feet of said lot
 2 being otherwise specifically described as follows:

Beginning at a point on the North line of said Subdivision, being the
 Northeast corner of said lot 1 and the Northwest corner of said Lot 2;
 thence South on the line between said Lots 1 and 2 to the South line
 of said subdivision, being the Southeast corner of said lot 1 and the
 Southwest corner of said Lot 2, same being a distance of 122.25 feet;
 thence at right angles and East on the South line of said Lot 2, a
 distance of 25 feet; thence North and at right angles and parallel
 with the West line of said Lot 2 a distance of 122.25 feet to a
 point, same being a point 50.5 feet West of the Northeast corner of
 said lot 2; thence West and along the North line of said lot 2 a
 distance of 25 feet to the point of beginning.

INTERNAL REVENUE
 \$ 1.50

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 _____ W. V. Biddison and Lyda F. Biddison, his wife, _____ their _____
 heirs, executors or administrators, do _____ hereby covenant, promise and agree to and with said part _____ 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:

unmatured installments of special assessments, whether appearing of record
 or not; as part of the consideration for this conveyance, second party
 agrees to abide by all valid restrictions as to use of said property which
 appear of record.

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

W. V. Biddison

Lyda F. Biddison

STATE OF OKLAHOMA, _____ Tulsa _____ County, ss.
 Before me, _____ Harold S. Philbrick _____, a Notary Public, in and for said County and State, on this _____ 18th _____
 day of _____ June _____, 1923, personally appeared _____
 W. V. Biddison _____ and _____ Lyda F. Biddison _____
 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 _____ Aug. 21, 1924. (Seal) _____ Harold S. Philbrick, _____ Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this _____ 21 _____ day of _____ June _____, 1923, at 4:00 _____ o'clock _____ P. M.
 Book No. 459, Page No. _____ 567 _____ O. G. Weaver, _____ County Clerk.
 _____ Brady Brown, _____ Deputy. (Seal)