

COMPARED

#233506 NS

## WARRANTY DEED RECORD No. 459.

This Indenture, Made this 19th day of June, A. D. 1923, betweenCharles W. Flint and Pauline Kelly Flint, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andRalph M. Black,

party of the second part.

Witnesseth: That in consideration of the sum of Forty Seven Hundred and Fifty -----

DOLLARS,

the receipt whereof is hereby acknowledged, said part 1st 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:

The east Eighty (80) Feet of Lot Ten (10) of  
 Aaronson's Re-Subdivision of Block Seven (7), Buena  
 Vista Park Addition to the City of Tulsa,

INTERNAL REVENUE

500

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 Charles W. Flint and Pauline Kelly Flint, 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 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:

Building restrictions of record and except improvement  
 taxes of record, not now due or payable.

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 1st of the first part ha ve hereunto set their hand at the day and year first above written.Charles W. FlintPauline Kelly FlintSTATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Violet D. Coil, a Notary Public, in and for said County and State, on this 19th day of June, 1923, personally appeared Charles W. Flint and Pauline Kelly

Flint, his wife, all

to me known to be the identical person as 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 Nov. 2nd, 1925. (SEAL) Violet D. Coil, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 21 day of June, 1923, at 2:00 clock P.M.Book No. 459, Page No. 572 (SEAL) D.G. Weaver, County Clerk.Brady Brown, Deputy.