

COMPARED

#233906 NS

## WARRANTY DEED RECORD No. 459.

ASSN. Chase &amp; Company, Topeka

This Indenture, Made this 21st day of June, A. D. 1923, between  
J. L. Ballenger and Leona Ballenger, husband and wife,  
of Tulsa, County, in the State of Oklahoma, party of the first part, and  
Lyman H. Ruggles, party of the second part.  
Witnesseth: That in consideration of the sum of Four Hundred Seventy (\$475.00)  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part y of the first part do es 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 Lot numbered Nine (9) in Block Numbered  
Thirty Five (35) West Tulsa, Addition to Tulsa,  
Oklahoma, Now apart of the City of Tulsa,  
according to the recorded plat as amended,  
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.

And said Grantors, their  
heirs, executors or administrators, do s hereby covenant, promise and agree to and with said part y of the second part that at the delivery of  
these presents that we are lawfully seized in Our  
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:

and that we 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, our heirs and assigns, and all and every person or persons whomsoever, lawfully claiming  
or to claim the same.

In Witness Whereof, The said part y of the first part has set hereunto set our hand s the day and year first above written.

Leona F. Ballenger,

J. L. Ballenger,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, J. T. Chamblee, a Notary Public, in and for said County and State, on this 21st  
day of June, 1923, personally appeared J. L. Ballenger and Leona F.  
Ballenger, is

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 July 24th, 1926. (SEAL) J. T. Chamblee, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 22 day of June, 1923, at 1: o'clock P. M.  
Book No. 459, Page No. 553 (SEA L) O. G. Weaver, County Clerk.

Brady Brown, Deputy.