

COMPARED

4233952 NS

WARRANTY DEED RECORD No. 459.

4510 Crane & Company, Tulsa

This Indenture, Made this 20 day of June, A. D. 1923, between
W.O. Dickenson and Stella M. Dickenson, husband and wife,
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
George E. Leonard, party of the second part.

Witnesseth: That in consideration of the sum of Seven Hundred and Fifty -----
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part 1st of the first part do hereby these presents grant, bargain, sell and convey unto said
 party 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:

Lots One (1) and Two (2) in Block Three (3) of
 Sequoyah Place a subdivision of Cherokee Acres,
 an addition to the City of Tulsa, Oklahoma.

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 W. O. Dickenson and Stella M. Dickenson,
 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:

Taxes for 1921 and thereafter.

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 s the day and year first above written.

W.O. Dickenson,

Stella M. Dickenson,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Jay A. Balcan, a Notary Public, in and for said County and State, on this 20th
 day of June, 1923, personally appeared W.O. Dickenson and Stella M. Dickenson,

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 Nov. 9, 1926. (SEAL) Jay A. Balcan, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 22 day of June, 1923, at 4 o'clock P. M.

Book No. 459, Page No. 588 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.