

COMPARED
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WARRANTY DEED RECORD No. 459.

This Indenture, Made this 25th day of June A.D. 1923, between
Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Mary J. Alston, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part Y of the second part her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

All of Lot Four (4) in Block Seven (7) of Broadmoor Addition to the City of Tulsa, Oklahoma, according to the Amended Plat of Blocks One (1), Two (2), Three (3), Six (6) Seven (7), Eight (8), Seventeen (17), Eighteen (18) and Nineteen (19) of said Addition.

(This deed is made to correct two former deeds in which errors were made in the description of said lot.)

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 Robt. E. Adams, and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, 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, ~~XXXXXX~~

All mortgages now of record and all taxes, both general and special which are now a lien against said property or may hereafter mature.

and that they will warrant and forever defend the same unto the said part Y of the second part her 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 parties of the first part ha ve hereunto set their hand S the day and year first above written.

(The consideration for this deed being less than \$100.00, no Revenue Stamps are required.)

Robt. E. Adams,
Sara E. Adams,
W. Frank Walker,
Olga V. Walker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, June 23, 1923, a Notary Public, in and for said County and State, on this 26th day of June, personally appeared Robt. E. Adams and Sara E. Adams, his wife, and W. Frank Walker and Olga V. Walker, his wife, 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) O.E. Hart, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 26 day of June, 1923, at 4 o'clock P. M.
Book No. 459, Page No. 640 (SEAL) O. Weaver, County Clerk.
Brady Brown, Deputy.