

COMPARED
WARRANTY DEED RECORD No. 460.

235181 DLE

55410 Crane & Company, Topeka

This Indenture, Made this 3rd day of January, A. D. 1923, between
Neppie A. Downey and W. O. Downey her husband
of Tulsa County, in the State of Oklahoma, party of the first part, and I. S. Miles
party of the second part.

Witnesseth: That in consideration of the sum of Nine Hundred and Fifty 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 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:

Lots Two (2) Four (4) and Five (5) in Block
Three (3) in Elm Ridge Addition to the City
Tulsa according to the recorded plat thereof

INTERNAL REVENUE
\$ 100
Collected

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 Neppie A. Downey and W. O. Downey 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 they are lawfully seized in their
own right of an absolute and indefensible 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, both general and
special, subsequent to the year 1918.

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 parties of the first part have hereunto set their hand s the day and year first above written.

Neppie A. Downey

W. O. Downey

California
STATE OF OKLAHOMA, Los Angeles County, ss.

Before me, Charles R. Church, a Notary Public, in and for said County and State, on this 14
day of May, 1923, personally appeared Neppie A. Downey and W. O. Downey
her husband
to me known to be the identical person is 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 4/4 1926 (SEAL) Charles R. Church, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6th day of July, 1923, at 4.20 o'clock P.-M.

Book No. 460, Page No. 140

Brady Brown

, Deputy.

O. G. Weaver

(SEAL)

, County Clerk.