

WARRANTY DEED RECORD No. 460.

RECORDED

6510 Crane & Company, Toppers

234388 C.M.J.

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This Indenture, Made this _____ day of _____ June, A. D. 19____ 23 between

W. O. Dickenson and Stella M. Dickenson, husband and wife

Tulsa

of _____ County, in the State of Oklahoma, party of the first part, and _____

W. E. Armstrong and Anna S. Armstrong, his wife _____ party of the second part.

Witnesseth: That in consideration of the sum of _____

Three Hundred _____ 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 _____ of the second part _____ their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

Lot Five (5) Block Three (3) of Sequoyah Place, a
sub-division of Cherokee Acres addition to Tulsa,
Oklahoma.

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 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 for 1921 and thereafter

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and that _____ they _____ will warrant and forever defend the same unto the said part _____ of the second part _____ their heirs and assigns against said part _____ of the first part, _____ his _____ heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part _____ of the first part have _____ hereunto set _____ their hand _____ the day and year first above written.

W. O. Dickenson

Stella M. Dickenson

STATE OF OKLAHOMA, _____ Tulsa _____ County, ss.

Before me, _____ Jay A. Balcam _____, a Notary Public, in and for said County and State, on this _____ 20th

day of _____ June _____, 19____ 23 personally appeared _____

W. O. Dickenson _____ and _____ Stella M. Dickenson _____

to me known to be the identical person _____ 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. Balcam, _____ Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the _____ 27 _____ day of _____ June _____, 19____ 23, at _____ 4:00 o'clock P.M.

Book No. 460, Page No. _____ 15 _____ O. G. Weaver, _____ County Clerk.

Brady Brown, _____ Deputy. (Seal)