

COMPAILED

#235218 NS

WARRANTY DEED RECORD No. 460.

44010 - Crane & Company, Tonka

This Indenture, Made this 1st day of July, A. D. 1923, between
Albert A. Thayer, a widower whose wife is deceased.
of Tulsa, County, in the State of Oklahoma, party of the first part, and
J. A. Frates, Jr. party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,
the receipt whereof is hereby acknowledged, said part Y of the first part do SS 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 Four (4) Block Four (4) of
Maple Park Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the
recorded plat thereof.

INTERNAL REVENUE
\$ 6.50
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 Party of the First Part, his
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 he is lawfully seized in his
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:

A certain first mortgage in favor of Gum Brothers
Company for the original sum of \$4500.00, and
except taxes for 1923 and special assessments
hereafter to mature, which second party assumes.

and that he 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, 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 Y of the first part ha s hereunto set his hand the day and year first above written.

Albert A. Thayer,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Hazel Newman, a Notary Public, in and for said County and State, on this 1st
day of July, 1923, personally appeared Albert A. Thayer, a single man,

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he
executed the same as his 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 April 11, 1927. (SEAL) Hazel Newman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of July, 1923, at 11:30 o'clock A.M.
Book No. 460, Page No. 151 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.