

COMPARED

#235288 NS

WARRANTY DEED RECORD No. 460.

60519, Crane & Company, Tulsa

This Indenture, Made this 6th day of July, A. D. 1923, between
C.B. Young and Nellie Young, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and
Edward D. Avery, ~~xxxxx~~ the second part.
Witnesseth: That in consideration of the sum of Forty-five Hundred and no/100 -----
----- (\$4500.00) DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ----- by these presents grant, bargain, sell and convey unto said
part Y of the second part ----- heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

All of Lot Three (3) in Block Twenty-three
(23) College Addition to the City of Tulsa,
Oklahoma, according to the recorded plat
thereof.

INTERNAL REVENUE
\$ 4.50

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 C.B. Young and Nellie Young, 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, EXCEPT:

One certain mortgage to the Home Savings & Loan
Association, for \$1750.00 and one certain mortgage
to Marcus Ashby for \$1550.00, both of which loans
grantee assumes and agrees to pay.

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

C.B. Young

Nellie Young,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, H. G. Beimfohr, a Notary Public, in and for said County and State, on this 6th
day of July, 1923, personally appeared C.B. Young and Nellie Young,
Husband and wife, ~~xxx~~
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 April 14th, 1927. (SEAL) H.G. Beimfohr. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 9 day of July, 1923, at 1 o'clock P. M.
Book No. 460, Page No. 174 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.