

COMPARED

#235432 NS

WARRANTY DEED RECORD No. 460.

59310 Crane & Company, Tulsa

This Indenture, Made this 20th day of April, A. D. 1923, between
B. E. Capps and Hazel F. Capps, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and
O. L. Chancellor ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations,
(\$1.00) ----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ----- by these presents grant, bargain, sell and convey unto said
party 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:

The South-half ($S\frac{1}{2}$) of Section Twelve (12)
Township Seventeen (17) North, Range Twelve
(12) East, containing 320 acres, more or less.

25.00

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 B. E. Capps and Hazel F. Capps, his wife,
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of
these presents 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:

Two Mortgages to Oklahoma Farm Mortgage Company
in the sum of \$3600.00 each and two second mortgages
in the sum of \$378.00 each which the grantee herein
hereby assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns
against said parties 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 at the day and year first above written.

B. E. Capps,Hazel F. Capps,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th
day of April, 1923, personally appeared B. E. Capps, and Hazel F. Capps, his
wife, ~~xxx~~

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.

~~xxxxx~~ my hand and ~~good~~ seal the day and year last above written.

Given under/ March 1, 1927. (SEAL) A. B. Foster, Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 10 day of July, 1923, at 4:10 o'clock P.M.
Book No. 460, Page No. 187 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.