

WARRANTY DEED RECORD No. 460.

234398 C.M.J.

This Indenture, Made this 14th day of June, A. D. 1923, between Cyrus S. Avery, Essie M. Avery, his wife; Alva J. Niles, Ethel M. Niles, his wife; and C.W. Brewer, Eugenia Brewer, his wife; of Tulsa County, Oklahoma, of the first part, and O. M. Loflin, party of the second part.

Witnesseth: That in consideration of the sum of Seven Hundred Fifty and No/100 DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lot Twenty-four (24) in Block Twelve (12) in Federal Heights Second Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
100
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 parties of the first part their 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 that 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: all coal rights in or under said land herein above described as shown by indenture dated January 2nd, 1920, same being of record in book 343, page 68 of the records of Tulsa County, Oklahoma, conveying said coal rights to Charles W. Brewer.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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.
Cyrus S. Avery C. W. Brewer
Essie M. Avery Eugenia Brewer
Alva J. Niles
Ethel M. Niles

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th day of June, 1923 personally appeared Cyrus S. Avery, Essie M. Avery, his wife, and Alva J. Niles, Ethel M. Niles, his wife, C. W. Brewer, Eugenia Brewer, his wife, 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.
In testimony whereof I have hereunto set my hand and affixed my official seal the day and year last above written.
Witness my hand and official seal the day and year last above written.
My commission expires March 27, 1924. (Seal) Leone Patton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 27 day of June, 1923, at 4:00 o'clock P.M.
Book No. 460, Page No. 19
Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.