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## WARRANTY DEED RECORD No. 460.

235432 - BH

50510, Crane &amp; 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, ~~party~~ of the first part, and O. L. Chancellor  
 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 one half (S $\frac{1}{2}$ ) of section twelve (12)  
 township seventeen (17) north range twelve (12)  
 east containing 320 acres, more or less.

INTERNAL REVENUE  
 \$  
 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 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 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:

Two mortgages to Oklahoma Farm Mortgage Company, in the sum of \$3600.00)  
 each and two second mortgages in the sum of \$378. each which the gratee  
 herein 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 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 party of the first part has hereunto set their hand and seal 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  
and  
 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 seal the day and year last above written.

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

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 10th day of July, 1923, at 4:10 o'clock P.M.  
 Book No. 460, Page No. 190. (SEAL) O. G. Weaver, County Clerk.  
 By Brady Brown, Deputy.