

#235809-NS WARRANTY DEED RECORD No. 460.

COMPARED

66110 Grace & Company, Tulsa

This Indenture, Made this Sixteenth day of July, A. D. 1923, between
A. N. Watts and Celia Watts, his wife,
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
Max G. Cohen party of the second part.
 Witnesseth: That in consideration of the sum of Two Thousand -----
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

All of Lot One (1) in Block One (1) in Sunny Brook Addition
 to the City of Tulsa, Oklahoma, according to the recorded
 plat thereof.

INTERNAL REVENUE
\$2.00
 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 A. N. Watts and Celia Watts, for themselves and 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 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:

NONE.

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 s the day and year first above written.

A. N. Watts

Celia Watts

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Winnifred McMichael, a Notary Public, in and for said County and State, on this 16th
 day of July, 1923, personally appeared A. N. Watts and Celia Watts,
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.

Witness my hand and official seal the day and year last above written.

My commission expires Sept. 29, 1924. (SEAL) Winnifred McMichael, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of July, 1923, at 11; o'clock A.M.
 Book No. 460, Page No. 247 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.