

WARRANTY DEED RECORD No. 460.

#235895 NS

COMPARED

60310, Crane & Company, Tulsa

This Indenture, Made this 16th day of July, A. D. 1923, between John K. Wells and Minnie Wells, his wife,
of Oklahoma, County, in the State of Oklahoma, party of the first part, and
B. L. McLane, a single man, party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable consider-
ations, the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said
parties 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 thirty five (35) feet and one inch of the West
One Hundred Twenty (120) feet of Lot Four (4), Block
Twelve (12) of the re-survey of Block Thirteen (13) and of
Lots One (1), Two (2), Three (3), Four (4) and Five (5) of
Block Twelve (12) and Lots Seven (7) and Eight (8) of Block
Fourteen (14) of Maple Park Addition to the City of Tulsa,
Tulsa County, 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 John K. Wells and Minnie Wells, his wife, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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:

Party of the Second Part hereby takes above described
property subject to a mortgage of \$3700.00, also all
special assessments not yet due.

and that they will warrant and forever defend the same unto the said parties 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.

John K. Wells

Minnie Wells

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th
day of July, 1923, personally appeared John K. Wells and Minnie Wells, his wife,

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 own 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 June 9, 1925. (SEAL) Paul Avis, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of July, 1923, at 4:35 o'clock P.M.

Book No. 480, Page No. 264 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.