

#235928 NS **WARRANTY DEED RECORD No. 460.**

60310 Crane & Company, Tulsa

This Indenture, Made this 26th day of June, A. D. 1923, between W. O. Dickenson and Stella M. Dickenson, his wife, of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and George E. Leonard, of Tulsa, Oklahoma. ~~xxxxx~~ the second part. Witnesseth: That in consideration of the sum of Three Hundred Fifty and No/100 ( \$350.00 ) ----- DOLLARS, the receipt whereof is hereby acknowledged, said part ies of the first part do ----- by these presents grant, bargain, sell and convey unto said part y 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 Three (3), in Block Three (3), of Sequoyah Place, a subdivision of Cherokee Acres, an addition to the City of Tulsa, according to the recorded plat thereof.

INTERNAL REVENUE  
\$ 1.50  
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 W. O. Dickenson, for himself, his heirs, executors or administrators, do ~~ss~~ hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he is lawfully seized in his 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:

Taxes for 1920 and thereafter.

and that he will warrant and forever defend the same unto the said part y of the second part his heirs and assigns against said part y of the first part, his 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.  
W. O. Dickenson,  
Stella M. Dickenson,

STATE OF OKLAHOMA, Tulsa, County, ss.  
Before me, the undersigned, a Notary Public, in and for said County and State, on this 26th day of June, 1923, personally appeared W.O. Dickenson, and Stella M. Dickenson, his wife, ~~xxx~~ 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 Nov. 9, 1926. (SEAL) Jay A. Balcam, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 17 day of July, 1923, at 11:50 o'clock A. M.  
Book No. 460, Page No. 273 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.