

COMPARED

#236076 NS

WARRANTY DEED RECORD No. 460.

50510 Crane & Company, Tulsa

This Indenture, Made this 7th day of May, A. D. 1923, between
C. L. Bernard and Florence E. Bernard, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
F.D. Baker, party of the second part.
Witnesseth: That in consideration of the sum of Fifty Five Hundred (\$5500.00) 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:

Lots Sixteen (16) and Seventeen (17) Block Nineteen
(19) Park Hill Addition to the City of Tulsa, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE
\$1.00
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 First parties, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y 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:

This deed is given subject to a first mortgage of Twenty-five
Hundred dollars (\$2500.00), also subject to a second mortgage
of Three Thousand dollars (\$3000.00), which has been reduced
to seventeen hundred dollars (\$1700.00), both of which mortgages
the grantee assumes and agrees to pay.

and that they 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, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part ies of the first part ha ve unto set their hand s the day and year first above written.

Witness.
C.C. Morrison, Atty.

Florence E. Bernard

C. L; Bernard.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Ethel Jones, a Notary Public, in and for said County and State, on this 12th
day of May, 19 23, personally appeared C.L. Bernard and Florence E.
Bernard,

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. 3, 1923. (SEAL) Ethel Jones. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 15 day of July, 19 23, at 4:30 o'clock P.M.

Book No. 460, Page No. 294 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.