

COMPARED
#236758 NS

WARRANTY DEED RECORD No. 460.

50510 - Grant & Company, Tulsa

This Indenture, Made this 31st day of May, A. D. 1923, between
George F. Miller and Mabel E. Miller, husband & Wife,
of Butler Kansas County, in the State of ~~XXXXXX~~ party of the first part, and
W. M. Sanders, party of the second part.
Witnesseth: That in consideration of the sum of Eight Hundred and no/100 DOLLARS,
the receipt whereof is hereby acknowledged, said parties 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 that part of Lot two (2) in Block Seven (7)
lying West of the Midland Valley Railroad Company's
right of way, and lot three (3) in Block Seven (7),
all in Original townsite of Bixby, Okla.

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 George F. Miller and Mabel E. Miller, 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 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 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 parties of the first part have hereunto set their hand s the day and year first above written.

George F. Miller

Mabel E. Miller,

STATE OF ~~OKLAHOMA~~, Kansas, Butler County, ss.

Before me, R.A. Wright, a Notary Public, in and for said County and State, on this 31st
day of May, 1923, personally appeared George F. Miller and Mabel E. Miller,

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 June 20, 1925. (SEAL) R.A. Wright, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27 day of July, 1923, at 3:25 o'clock P.M.
Book No. 460, Page No. 413 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.