

COMPARED

# WARRANTY DEED RECORD No. 460.

60510. Crane & Company, Tulsa

237250 C.M.J. 1st

This Indenture, Made this 1st day of May, A. D. 1923, between

M. A. Breckinridge and Adabelle Breckinridge, his Wife,

of Tulsa County, in the State of Oklahoma, party of the first part, and

Maurice F. Breene party of the second part.

Witnesseth: That in consideration of the sum of

One (\$1.00) Dollar

and other good and valuable considerations DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do hereby 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:

Lots 4, 5, and 6 in Block 1, Riverford Addition to the city of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE  
\$10.00  
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 parties of the first part, 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:

a mortgage to Anna D. Canterbury, in the sum of \$6,500.00, dated February 8, 1923, filed February 21, 1923, in the Office of the County Clerk of Tulsa County, Oklahoma, and recorded in Book Page which mortgage the party of the second part hereby assumes.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 party of the first part has hereunto set their hand the day and year first above written.

Adabelle Breckinridge

M. A. Breckinridge

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Mary C. O'Brien, a Notary Public, in and for said County and State, on this 1st day of May, 1923, personally appeared

M. A. Breckinridge and Adabelle Breckinridge

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 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 April 26, 1927. (Seal) Mary C. O'Brien, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 3 day of August, 1923, at 10:40 o'clock A.M.

Book No. 460, Page No. 485

O. G. Weaver, County Clerk.

Brady Brown, Deputy. (Seal)