

COMPARED

## WARRANTY DEED RECORD No. 460.

80510 Crane &amp; Company, Tonka

237421 C.M.J. First

May A.D. One Thousand Nine Hundred and Twenty-Three

This Indenture, Made this \_\_\_\_\_ day of \_\_\_\_\_

by and between John W. Boyd, Jr. and Grace A. Boyd his wife, H. B. Boyd and Mary Ada Boyd his wife, and Morris M. Boyd and Nellie Boyd, his wife  
 of Jasper County, Missouri, County, in the State of Oklahoma, party of the first part, and \_\_\_\_\_ Jasper parties of the first part and J. W. Boyd of the County of \_\_\_\_\_ party of the second part in the State of Missouri party of the second part.

Witnesseth: That in consideration of the sum of \_\_\_\_\_

DOLLARS,

the receipt whereof is hereby acknowledged, said part \_\_\_\_\_ of the first part do \_\_\_\_\_ by these presents grant, bargain, sell and convey unto said part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

WITNESSETH, That the said parties of the First Part, in consideration of the sum of One Dollar and other valuable considerations to them paid by the said party of the Second part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, convey and confirm unto the said party of the Second Part, their heirs and assigns, the following described Lots, Tracts or Parcels of Land lying, being and situate in the County of Tulsa and State of Oklahoma, to-wit:

All of our interests in the following described property: - All of our interests in the following described property: - Lot Numbered Five (5) and the Southerly Fifty feet (50 ft.) of the Easterly one-half (E $\frac{1}{2}$ ) of Lot Six (6) in Block Thirteen (13) in the town of North Tulsa, situated in Tulsa County, Oklahoma according to the government plat and survey thereof; John W. Boyd, Jr. conveying one-seventh (1/7) H.B. Boyd conveying one-seventh (1/7) Morris M. Boyd conveying one-seventh (1/7)

This deed was made for the purpose of dividing the property of J.W. Boyd & Sons.

the premises aforesaid, rights, privileges, appurtenances and immuni-

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever unto said party of the second part, and unto his heirs and assigns forever;

And said the said parties of the first part h \_\_\_\_\_ heirs, executors or administrators, do hereby covenant, promise and agree to and with said part \_\_\_\_\_ of the second part that at the delivery of this presents that they are \_\_\_\_\_ lawfully seized in \_\_\_\_\_ of an indefeasible estate in fee in the \_\_\_\_\_ 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:

premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear of any incumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title of said premises unto the said party of the second part, and unto their heirs and assigns forever against the lawful claims and demands of all person whomsoever.

INTERNAL REVENUE  
 \$ 50  
 Cancelled

and that \_\_\_\_\_ will warrant and forever defend the same unto the said part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs and assigns against said part \_\_\_\_\_ of the first part, \_\_\_\_\_ heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part \_\_\_\_\_ of the first part ha \_\_\_\_\_ hereunto set their \_\_\_\_\_ hand \_\_\_\_\_ and seals \_\_\_\_\_ the day and year first above written.

Morris M. Boyd  
 Nellie Boyd

J. W. Boyd Jr.  
 Grace A. Boyd  
 H. B. Boyd  
 Mary Ada Boyd

Missouri, Jasper County, ss.  
 STATE OF OKLAHOMA, \_\_\_\_\_ County, ss.

Before me, \_\_\_\_\_ a Notary Public in and for said County and State on this \_\_\_\_\_ First day of \_\_\_\_\_ 1923, personally appeared John W. Boyd, Jr. and Grace A. Boyd his wife and H. B. Boyd and Mary Ada Boyd, his wife and Morris M. Boyd and Nellie Boyd to me known to be the identical persons \_\_\_\_\_ 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. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Joplin in said county and state, the day and year first above written. My commission expires \_\_\_\_\_ October 19, 1926. (Seal) Carrie T. Crossman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the \_\_\_\_\_ 6 \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_ 1923, at 1:30 o'clock P.M.

Book No. 460, Page No. 507

O. G. Weaver, \_\_\_\_\_, County Clerk.

Brady Brown,

Deputy. (Seal)