

# 237676

## WARRANTY DEED RECORD No. 460.

C. H. Crane &amp; Company, Tulsa

This Indenture, Made this 26th day of May, A. D. 1923, between  
D. H. Pratt and Amy J. Pratt, his wife  
 of Tulsa County, in the State of Oklahoma, party of the first part, and  
N. D. Christian and W. H. Kilbourne party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consideration - - - - - One DOLLARS,  
 the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said  
 party ies of the second part their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of  
 Oklahoma, to wit:

All of Lot Nine (9) in Block One (1) Exposition Heights Addition,  
 to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat  
 thereof.

INTERNAL REVENUE  
100  
 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 D. H. Pratt and Amy J. Pratt, his wife  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of  
 these presents they 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:

Conditions and restrictions mentioned in a deed by Fletcher H. Pratt, Attorney in  
 Fact for Clarissa Richards, B. P. Richards her husband, and John W. Perryman, a  
 single man, to Samuel R. Smith, dated July 21, 1921. and existing mineral lease  
 of record

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns  
 against said parties 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, the day and year first above written.

D. H. Pratt

Amy J Pratt

STATE OF OKLAHOMA, Oklahoma County, ss.

Before me, James B. Brooks, a Notary Public, in and for said County and State, on this 26th  
 day of May, 1923, personally appeared

D H Pratt and Amy J. Pratt, his wife  
 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.

Witness my hand and official seal the day and year last above written.

My commission expires September 24, 1928 (Seal) James B. Brooks, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 9th day of August, 1923, at 10.45 clock A.M.  
 Book No. 460, Page No. 541 (Seal) O. G. Weaver, County Clerk.  
Brady Brown, Deputy.