

COMPARED

WARRANTY DEED RECORD No. 466

238593 C.M.J.

This Indenture, Made this 23rd day of January, A. D. 1923, between

Neppie A. Downey and W. O. Downey her husband

of Tulsa

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

Oscar Berryhill

party of the second part.

Witnesseth: That in consideration of the sum of

Three Hundred

DOLLARS,

the receipt whereof is hereby acknowledged, said part of the first part do hereby grant, bargain, sell and convey unto said part 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:

Lot Eight (8) in Block One (1) Elm Ridge Addition
to the city of Tulsa according to the recorded plat
thereof.

INTERNAL REVENUE
\$ 1.00
Cashed

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 Neppie A. Downey and W. O. Downey, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes both general and special subsequent to the year 1917.

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

Neppie A. Downey

W. O. Downey

California County of Los Angeles
STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Mae Liddy, a Notary Public, in and for said County and State on this 30th

day of April, 1923, personally appeared

Neppie A. Downey

and W. O. Downey, her husband

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 June 2, 1924. (Seal)

Mae Liddy,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23rd day of August, 1923, at 2:00 o'clock P. M.
and recorded in Book 466, Page 42.

Brady Brown,

Deputy

(Seal)

O. G. Weaver,

County Clerk.