

COMPARED

WARRANTY DEED RECORD No. 466

71

238763 C.M.J. 24th day of August A. D. 19 23, between

Peggie M. Helton, a widow,
of Tulsa County, in the State of Oklahoma, party of the first part, and
M. Hughes party of the second part.

Witnesseth: That in consideration of the sum of

One dollar and other good and valuable considerations
the receipt whereof is hereby acknowledged, said part. Y 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:

Lots Nineteen & Twenty (19 & 20), Block Two
(2), Frisco Addition to the city of Tulsa,

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 first party
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 she is lawfully seized in her
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.

the rights of Vada Clapp under contract dated
March 3rd, 1923.

and that she 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 her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim
the same.

In Witness Whereof, The said part. Y of the first part ha S hereunto set her hand the day and year first above written.

Peggie M. Helton

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 24th
day of August 19 23, personally appeared

Peggie M. Helton, a widow and
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she
executed the same as her 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 March 31, 1926. (Seal) Iva Latta, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

* Filed for record this the 25 day of August 19 23 at 11:55 o'clock A. M.
and recorded in Book 466, Page 71.
Brady Brown, Deputy (Seal) OF G. Weaver, County Clerk.