

Filed for record in Tulsa County, Okla. on Aug. 31, 1923, at 8:00 A.M. recorded in book 467, page 450, by Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

239162 - BH

INTERNAL REVENUE

1.50

Cancelled

GENERAL WARRANTY DEED.

This indenture, made this 20th day of August, A.D. 1923, between The Board of Education of the City of Broken Arrow,, County of Tulsa, State of Oklahoma, party of the first part, and Fred H. Ives, party of the second part.

Witnesseth, that in consideration of the sum of twelve hundred forty six and no/100 dollars, the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents, grant, bargain, sell, and convey unto said party of the second part, his heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of block numbered three (3) in the Mound View addition to the City of Broken Arrow, according to the recorded plat thereof,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining forever.

And the said Board of Education, its successors or assigns, does hereby covenant, promise and agree to and with said party of the second at the delivery of these presents that it is lawfully seized in its 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 uncumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances, of whatsoever nature and kind, except a certain reservation of oil and gas rights in favor of the State of Oklahoma, mentioned in a deed dated October 2nd, 1917, recorded at page 74 in book 233, in the office of the Clerk of Tulsa County, State of Oklahoma, and that said Board of Education will warrant and forever defend the same unto said party of the second part, his heirs, executors or administrators, against said party of the first part, their successors or 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 hereto has caused these presents to be signed in its name by its president, and its official seal to be affixed, attested by its Clerk at Broken Arrow, Oklahoma, the year and day first above written.

(Corp. Seal) The Board of Education of the City of Broken Arrow,

Tulsa County, Oklahoma.

By U. B. Mader, President.

Attest: By W. T. Brumbaugh, Clerk.

State of Oklahoma)
Tulsa County) SS

Before me, R. A. Wallingford, a Notary Public, in and for said County and State, on this 20th day of August, 1923, personally appeared U. B. Mader, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed, of such Board of Education, for the uses and purposes therein set forth.

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

(SEAL) R. A. Wallingford, Notary Public.

My commission expires November 4th, 1926.