

#242278 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 12th day of October, A. D. 19 23, between
W. O. Dickenson and Stella M. Dickenson, his wife,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and
Spencer Ingraham, of Tulsa, Oklahoma, ~~part~~ the second part.
Witnesseth: That in consideration of the sum of Two Hundred Fifty and no/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

All of Lot Seven (7) in Block Three (3) of
Sequoyah Place, a sub-division of Cherokee Acres,
an addition to the City of Tulsa, according to the
recorded plat and survey thereof.

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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 parties of the first part, for themselves their,
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 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 for 1921 and thereafter; and except any liens done,
or suffered by the party of the second part.

and that they 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, 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 ha ve hereunto set their hand the day and year first above written.

W. O. Dickenson

Stella M. Dickenson,

STATE OF OKLAHOMA, Tulsa, County, ss.

the undersigned,
Before me, ----- a Notary Public, in and for said County and State on this 13th
October day of 1923, personally appeared W. O. Dickenson and Stella M. Dickenson,

his wife, -----
to me known to be the identical person S 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 Nov. 9 - 1926. (Seal) Jay A. Ballam Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of Oct., 1923, at 3:40 o'clock P.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.