

COMPARED

#221216 NS

WARRANTY DEED RECORD NO. 436

WALKER-STATLER COMPANY, DALLAS, CHICAGO, BOSTON

This Indenture, Made this 26th day of January, A. D., 1923, between

Seth H. Pickering, a single man,

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

Alva J. Niles,

party of the second part.

Witnesseth: That in consideration of the sum of One (\$1.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said party 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 Blocks One (1), Two (2) and Three (3) the same being located in Valley View Addition to Tulsa, according to the recorded plat thereof.

(Before being platted the above premises were described as the West Half of the Northwest Quarter (or Lots Four (4) and Five (5) - - -) of Section Six (6), Township Eighteen (18) North, Range Thirteen (13) East, IBM. containing eighty acres.)

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 Seth H. Pickering, his heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that he is lawfully seized in his 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.

INTERNAL REVENUE
\$ 20
Cancelled

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

Seth H. Pickering

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 26th

day of January 1923, personally appeared Seth H. Pickering, a single man.

SSS

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he

executed the same as his 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 May 30, 1924. (SEAL) F.A. Losey Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of Feby, 1923, at 4:15 o'clock P. M.

Book No. 436, Page No. 388 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.