

#224122, NS WARRANTY DEED RECORD NO. 437

WALKER-TATLER COMPANY, TULSA, OKLA. CITY, 57213

This Instrument, Made this 7th day of March, A. D., 1923, between

T.C. Rogers and Clara Rogers, (his wife)

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

R.C. Nixon,

party of the second part.

Witnesseth: That in consideration of the sum of \$3050.00 Thirty Hundred, Fifty and no/100

DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do hereby 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 Lot Six (6) in Block One (1) in
North Moreland Addition to the City of
Tulsa, Tulsa Oklahoma, according to the
the recorded plat thereof.

INTERNAL REVENUE
\$ 1.50
Tulsa, Oklahoma
March 7, 1923

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 their 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 they 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

A certain first mortgage in the sum of \$1500.00 as of record.

and that they 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, 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 have hereunto set their hand and seal the day and year first above written.

T.C. Rogers,

Clara Rogers,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Hazel Stephens, a Notary Public, in and for said County and State on this 10th

day of March, 1923, personally appeared T.C. Rogers and Clara Rogers,

his wife,

XXX

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 Mar. 7, 1925. (SEAL) Hazel Stephens, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 10 day of March, 1923, at 11:40 A. M.

Book No. 437, Page No. 266

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown, Deputy.