

#224301 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 7th day of March, A. D., 1923, between
Chas. T. Abbott, a single man, S.D. Pickering and Lena A. Pickering his wife, and Dr.
T.A. Penney and Rena Penney, his wife,
 of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and

Skelly Oil Company, a Delaware corporation, ~~xxx~~ of the second part.

Witnesseth: That in consideration of the sum of One Hundred Twenty-eight Thousand Five Hundred
(\$128,500.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part ~~ies~~ of the first part do by these presents grant, bargain, sell and convey unto said part Y
 of the second part its / successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The Easterly Forty-five (45') feet of the Westerly Ninety
 (90') feet of the Southerly Seventy-five (75') feet of Lot
 four (4), Block One Hundred Twenty (120), in the City of
 Tulsa, and more particularly described as follows, to-wit;

Beginning at a point on the south line of Lot 4, Block 120,
 of the City of Tulsa, 90 feet in a Northeasterly direction
 from the Southwest corner of said Block; thence in a north-
 westerly direction and at right angles to said South line of
 said lot a distance of 75 feet; thence in a southwesterly
 direction and parallel to the South line of said Lot a dis-
 tance of 45 feet; thence in a southeasterly direction 75 feet
 to a point on the South line of said Lot 45 feet Northeasterly
 from the Southwest corner thereof; thence Northeasterly along the
 southern boundary of said Lot 45 feet to the place of beginning.

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 grantors, for themselves and 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 ap-
 purtenances; 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 real estate mortgage executed by the grantors above
 named to the Massachusetts Mutual Life Ins. Co. of Springfield,
 Mass. on May 12, 1922, to secure payment of the sum of \$50,000.00
 recorded in office of the County Clerk of Tulsa, Co. Okla. on May
 17, 1922 under document No. 200234, upon which mortgage there is
 now due the sum of \$48,500.00 which said grantee assumes and agrees
 to pay.

and that they will warrant and forever defend the same unto the said part Y of the second part its / successors
 against said part ies 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 part ies of the first part ha ve hereunto set their hands s the day and year first above written.

Chas. T. Abbott,
S.D. Pickering
Lena A. Pickering
Dr. T.A. Penney,
Rena Penney,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 7th
 day of March 1923, personally appeared Chas. T. Abbott, a single man, S.D.
Pickering, and Lena A. Pickering his wife, and Dr. T.A. Penney and Rena Penney, 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.

Given under/ Dec. 11, 1923. (SEAL) Forrest C. Welch, Notary Public.
 My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13 day of Nov. 1923, at 1:10 o'clock P. M.

Book No. 437, Page No. 311 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.