

#227058 NS

WARRANTY DEED RECORD NO. 454

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This indenture, Made this 2nd day of April, A. D., 1923, between Julia Rosenberg and M. Rosenberg, her husband, of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and Jacob Rosenberg, ~~XXX~~ of the second part. Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations ----- DOLLARS, the receipt whereof is hereby acknowledged, said part 1st of the first part do ----- by these presents grant, bargain, sell and convey unto said parties 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 Two (2) in Block Thirteen (13) in Broadmoor Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 5.00
Cancelled

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 Julia Rosenberg and M. Rosenberg, her husband, their heirs, executors or administrators, do for themselves 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

All mortgage of record.

and that they will warrant and forever defend the same unto the said part C of the second part his heirs and assigns against said part 1st 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 1st of the first part ha VS hereunto set their hand S the day and year first above written.

Julia Rosenberg

Moescha Rosenberg,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd day of April, 1923, personally appeared Julia Rosenberg, and M. Rosenberg, her husband, ~~XXXX~~

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.

~~XXXXXX~~ hand and ~~XXXXXX~~ seal the day and year last above written.

Given under Mar. 7, 1925. (SEAL)

Hazel Stephens, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 9 day of April, 1923, at 2:30 o'clock P. M. ~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.