

#227318 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this seventh day of April, A. D. 1923, between
E.C. Pickles, Trustee, of St. Louis, State of Missouri,
 of the first part and
A.C. Rogers, of the second part.
 Witnesseth: That in consideration of the sum of One hundred (\$100.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part Y of the first part do ss by these 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:

Lot Six (6) in Block Eight (8) of Rosemont Heights
 Addition to the City of Tulsa, in Tulsa County, State
 of Oklahoma, as per plat of said subdivision now of
 record in the office of the Recorder of Deeds in and
 for said city and state.

INTERNAL REVENUE
 \$ 50 Canceled

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 E.C. Pickles, as trustee, her
 heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
 presents, as such trustee, she is lawfully seized in her
 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:

taxes for the year 1922 and thereafter.

as such trustee,
 and that she 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 her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
 or to claim the same.

In Witness Whereof, The said part Y of the first part ha ss hereunto set her hand the day and year first above written.
E.C. Pickles, Trustee,

Missouri, City of St. Louis xxx, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 7th
 day of April 1923, personally appeared E.C. Pickles, Trustee,

xxx
 to me known to be the identical person who executed the within and foregoing instrument as trustee, she
such trustee as her and acknowledged to me that she
 executed the same as free and voluntary act and deed for the uses and purposes therein set forth.

xxxx my hand and xxxx seal the day and year last above written.
 Given under / October 23, 1926. (SEAL) Mildred J. Cook Notary Public.
 My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this the 12 day of April 1923 at 9:20 o'clock A. M.
xxxxxx (SEAL) O.C. Weaver, County Clerk.
Brady Brown, Deputy.