

#226492 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 27th day of March, A. D. 1923, between
S.D. Pickering and Lena A. Pickering, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
E.G. Cunningham, ~~xxxx~~ of the second part.
Witnesseth: That in consideration of the sum of Three Hundred and no /100 - - - - -
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part ies the first part do ----- 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 Number Thirty (30) in Block Number Four (4)
Hilldale Addition to the Town of Red Fork, as
shown by the recorded plat thereof.

INTERNAL REVENUE

\$ 50

Satisfied

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 S.D. Pickering and Lena A. Pickering, his wife, 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 indefensible 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

1923 and thereafter,

and that they will warrant and forever defend the same unto the said part y of the second part their heirs and assigns
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 hand a the day and year first above written.

S.D. Pickering

Lena A. Pickering

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 22nd
day of March, 1923, personally appeared S.D. Pickering and Lena A.
Pickering, his wife. ~~xx~~

to me known to be the identical person B. 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 ~~seal~~ seal the day and year last above written.

Given under / June 19, 1926. (SEAL) V. Dunaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of April, 1923, at 1 o'clock P. M.
(SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.