

COMPARED

#227906 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 12th day of April, A. D., 1923, between
S.D. Pickering and Lena A. Pickering, his wife, Louis D. Lewk and Ida B. Lewk, his wife,
 (formerly L.D. Lewkowitz and Ida B. Lewkowitz)
 of Tulsa County, in the State of Oklahoma, ~~xxx~~ of the first part and
Nellie J. Hibbs, ~~xxxx~~ of the second part.
 Witnesseth: That in consideration of the sum of Fifteen Hundred and no/100 - - - (\$1500.00)
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do, ----- by these presents grant, bargain, sell and convey unto said party
 of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Thirteen (13) in Block Nine (9) Sub-division
 of Block Two (2), Three (3), and Seven (7) of Terrace
 Drive Addition to the City of Tulsa, County of Tulsa,
 State of Oklahoma, according to the recorded plat
 thereof.

INTERNAL REVENUE
100
 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 first parties, their
 heirs, executors or administrators, do, ----- hereby covenant, promise and agree to and with said party 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

parties of the first part to pay all taxes due up to
 and including the year 1922.

and that they will warrant and forever defend the same unto the said party Y of the second part her heirs and assigns
 against said party Y 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 s the day and year first above written.

S.D. Pickering
Lena A. Pickering
Louis D. Lewk formerly L.D. Lewkowitz
Ida B. Lewk, (formerly Lewkowitz.)

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, V. Dunaway a Notary Public, in and for said County and State on this 12th
 day of April, 1923, personally appeared S.D. Pickering and Lena A. Pickering
his wife, and Louis D. Lewk and Ida B. Lewk, his wife, (formerly L.D. Lewkowitz and
Ida B. Lewkowitz) 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 June 19, 1926 (SEAL) V. Dunaway. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of April, 1923, at 11:20 A. M.
 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.