

## #225208 NS WARRANTY DEED RECORD NO. 454

This Indenture, Made this 25 day of March, A. D. 1923, between  
Margaret E. Sykes and John J. N. Sykes,  
of Tulsa, County, in the State of Oklahoma, party of the first part and  
J. C. W. Bland party of the second part.  
Witnesseth: That in consideration of the sum of One Hundred Dollars and other valuable consideration  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said parties 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:

Lot Seven (7) less the west ten feet thereof; in Block  
Five (5) Highlands Second Addition to the City of Tulsa,  
Oklahoma, according to the recorded plat thereof.

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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 Margaret E. Sykes and John J. N. Sykes for themselves and their  
heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part ----- of the second part that at the delivery of these presents that they 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

taxes on said property

and that they will warrant and forever defend the same unto the said parties of the second part his heirs and assigns against said part 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 ha ve hereunto set their hand ----- the day and year first above written.

Margaret E. Sykes

John J. N. Sykes,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 25  
day of March, 1923, personally appeared Margaret E. Sykes and John J. N.  
Sykes, XXX

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.

Witness my hand and official seal the day and year last above written.

My commission expires Oct. 16, 1924. (SEAL) C. P. Monroy Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of April, 1923, at 3:40 o'clock P. M.  
XXXXXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.