

COMPARED
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WARRANTY DEED RECORD NO. 454

This Indenture, Made this 21st day of April, A. D., 1923, between
Hazel D. Rice and C.E. Rice, her husband,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and
Seth H. Pickering & S.D. Pickering, ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations ~~---~~
--- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do ~~---~~ by these presents grant, bargain, sell and convey unto said part ~~ies~~
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Two (2) in Block Eight (8) Acre Gardens
Addition to the City of Tulsa, Oklahoma,
according to the recorded Plat thereof.

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TULSA COUNTY
APR 22 1923

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 part ~~ies~~ 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:

taxes for the year 1923 and thereafter.

and that they will warrant and forever defend the same unto the said part ~~ies~~ 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 ~~s~~ the day and year first above written.

Hazel D. Rice
C.E. Rice

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, W. P. Nelson a Notary Public, in and for said County and State on this 21st
day of April, 1923, personally appeared Hazel D. Rice and C.E. Rice, her
husband, ~~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 April 11, 1925. (SEAL) W.P. Nelson Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 27 day of April, 1923, at 10:30 o'clock A. M.
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.
Brady Brown Deputy.