

WARRANTY DEED RECORD NO. 454

#22939 NS

This Indenture, Made this April day of 1923, A. D., between Dan Pilcher and Mollie E. Pilcher, his wife, of Tulsa, County, in the State of Oklahoma, party of the first part and A.W. Robinett, party of the second part. Witnesseth: That in consideration of the sum of One and no/100 Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, said party of the first part do by these presents grant, bargain, sell and convey unto said party 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 Ten (10) Block Two (2) Pilcher Summit Addition to Tulsa, Okla., according to the recorded plat and survey thereof.

It is hereby understood and agreed that this property shall be used for residence purposes, and that same shall be erected and remain at least thirty feet from the front property line, and that the value of said improvements shall be at least Four Thousand Dollars.

INTERNAL REVENUE
1.00
TULSA, OKLAHOMA

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 Dan Pilcher and Mollie E. Pilcher, for themselves and their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 None.

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

Dan Pilcher

Mollie E. Pilcher,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. A. Myers, a Notary Public, in and for said County and State on this 30th day of April, 1923, personally appeared Dan Pilcher and Mollie E. Pilcher,

to me known to be the identical person g 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 Feb. 14, 1925. (SEAL) Chas. A. Myers, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 3 day of May, 1923, at 11:40 o'clock A. M.

XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.