

#230097 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 4th day of May, A. D. 1923, between
John L. Ward and Annie L. Ward, his wife,
of Tulsa, County, in the State of Oklahoma, ~~XXXX~~ of the first part and
S.D. Pickering and Louis D. Lewk, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consider-
ations, - - - - -
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties
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:

Lots One (1) Two (2), and Ten (10) and the east half
of Lot Nine (9) in Block Five (5) of Pleasant View
Addition to the city of Tulsa, Oklahoma, according to
the recorded plat thereof.

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 John L. Ward and Annie L. Ward, for themselves, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns
against said parties 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 hands the day and year first above written.

Jno. L. Ward

Annie L. Ward,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, L.W. Kuntz a Notary Public, in and for said County and State on this 4th
day of May 1923, personally appeared John L. Ward and Annie L. Ward,
his wife, ~~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 Feb. 21, 1926. (SEAL) L.W. Kuntz. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 10 day of May, 1923, at 130 o'clock P. M.
XXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk
Brady Brown, Deputy.