

COMPARED

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WARRANTY DEED RECORD NO. 454

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This indenture, Made this 1st day of July, A. D., 1923, between S.D. Pickering and Lena A. Pickering, his wife, and L.D. Lewkowitz and Ida B. Lewkowitz, his wife, Tulsa, County, in the State of Oklahoma, party of the first part and Elizabeth Hendrix and Pearl Hendrix, party of the second part. Witnesseth: That in consideration of the sum of Seven Thousand Five Hundred and no/100 DOLLARS, 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:

All of Lot Twenty-two (22) in Block One (1) of Grandview Place Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 4.00
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 parties of the first part for themselves and for 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 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. A first mortgage in the sum of \$3000.00 and special assessments hereafter to mature.

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.

S.D. Pickering
Lena A. Pickering
L.D. Lewkowitz
Ida B. Lewkowitz,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Forrest C. Welch a Notary Public, in and for said County and State on this 1st day of July, 1923, personally appeared S.D. Pickering and Lena A. Pickering his wife, and L.D. Lewkowitz and Ida B. Lewkowitz, his wife, 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 12/11/23 (SEAL) Forrest C. Welch. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss. Filed for record this the 5 day of April, 1923, at 4:05 o'clock P. M. Grady Brown, (SEAL) O.G. Weaver, County Clerk. Deputy.