

COMPLINT

#230920 NS

WARRANTY DEED RECORD No. 459.

88910 - Crane & Company, Tulsa

This Indenture, Made this 23rd day of April, A. D. 1923, between
S.D. Pickering and Lena A. Pickering, his wife,
of Tulsa, County, in the State of Oklahoma, ~~XXXX~~ of the first part, and
Lena E. Smith ~~XXXX~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,
the receipt whereof is hereby acknowledged, said parties of the first part do ~~by~~ by these presents grant, bargain, sell and convey unto said
part Y of the second part her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

Lot Eight (8) in Block One (1), Grandview Place Addition
to the City of Tulsa, Oklahoma, according to the recorded
plat thereof.

INTERNAL REVENUE
100
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 First parties, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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:

Subject to a mortgage of \$1500.00, dated April 19, 1923,
payable to Ermile E. Stone, in six, twelve and eighteen
months bearing interest at 8 per cent, payable semi-annually.

and that they will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
against said part Y of the first part, her 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 Y hereunto set their hand S the day and year first above written.

S.D. Pickering

Lena A. Pickering

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, V. Dunaway, a Notary Public, in and for said County and State, on this 23rd
day of April, 19 23, personally appeared S.D. Pickering and Lena A. Pickering,
his wife, ~~XXXX~~

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 June 19, 1926. (SEAL) V. Dunaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of May, 19 23, at 11:45 o'clock A. M.
Book No. 459, Page No. 114 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.