

#233263 NB

WARRANTY DEED RECORD No. 459.

ASBLO, Grant & Company, Toledo

This Indenture, Made this 23rd day of April, A. D. 1923, between
Thomas C. Rogers and Clara Rogers, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
S.M. Leonard party of the second part.

Witnesseth: That in consideration of the sum of Fifty One Hundred (\$5100.00)
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do ----- by these presents grant, bargain, sell and convey unto said
part y 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:

The East Thirty Three and One Third (33 1/3) Feet of
the West Sixty Six and Two Thirds (66 2/3) Feet of Lot
Two (2) Block Four (4) Highlands Addition to the City
of Tulsa, County of Tulsa, State of Oklahoma, according
to the recorded platthereof.

INTERNAL REVENUE
3.00
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, their
heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part ----- 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 certain 1st Mortgage in the sum of \$2500.00 due
and payable at the rate of \$35.75 per month including
the interest.

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

Thomas C. Rogers,

Clara Rogers,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, W. Warren Ferrell, a Notary Public, in and for said County and State, on this 23rd
day of April, 1923, personally appeared Thomas C. Rogers, and Clara Rogers,
and

to me known to be the identical person 8 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 March 18, 1927. (SEAL) W. Warren Ferrell, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14 day of June, 1923, at 4:00 o'clock P. M.

Book No. 459, Page No. 493 (SEAL) O.R. Weaver, County Clerk.

Brady Brown, Deputy.