

COMPARED

#233916 NS

WARRANTY DEED RECORD No. 459.

30510 Crane & Company, Topeka

This Indenture, Made this 15th day of June, A. D. 1923, between
Dan Pilcher and Mollie E. Pilcher, his wife,
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
W.C. Sanders, party of the second part.

Witnesseth: That in consideration of the sum of One and no/100 Dollars and other good and
valuable considerations, ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part 1st 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:

Lot Seven (7) Block One (1) 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
 only, and that same shall be erected and remain
 at least twenty five feet from the front property
 line, and that said residence shall cost at least
 four thousand dollars.

INTERNAL REVENUE
50
 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 Dan Pilcher and Mollie E. Pilcher, for themselves and 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:

No exceptions.

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 1st of the first part ha ve hereunto set their hand s the day and year first above written.

Dan Pilcher

Mollie E. Pilcher,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, A.V. Long, a Notary Public, in and for said County and State, on this 15th
 day of June, 1923, personally appeared Dan Pilcher and Mollie E. Pilcher,
his wife, and

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 May 1, 1926. (SEAL) A.V. Long, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 22 day of June, 1923, at 1:40 o'clock P.M.

Book No. 459, Page No. 586 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.