

#230556 NS

WARRANTY DEED RECORD No. 459.

Mills, Crane & Company, Tulsa

This Indenture, Made this 1st day of May, A. D. 1923, between
T. C. Rogers and Clara Rogers, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
C. W. Bennett, party of the second part.
Witnesseth: That in consideration of the sum of Five Thousand (\$5000.00) -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party ies of the first part do by these presents grant, bargain, sell and convey unto said
party y 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:

The South Thirty Five (35) Feet of Lots One (1)
and Two (2) Block Twenty (20) Irving Place
Addition to the City of Tulsa, County of Tulsa,
State of Oklahoma, according to the recorded plat
thereof.

INTERNAL REVENUE

\$ 250
~~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 thereby covenant, promise and agree to and with said party 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:

A certain 1st Mortgage in the sum of \$2500.00 due and
payable at the rate of \$33.33 per month including the
interest.

and that they will warrant and forever defend the same unto the said party ies of the second part their heirs and assigns
against said party 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 party ies of the first part ha ve hereunto set their hand s the day and year first above written.

T. 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 1st
day of May, 19 23, personally appeared T. C. Rogers, and Clara Rogers,
his wife, MAX

to me known to be the identical person 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 15 day of May, 19 23, at 2:30 o'clock P. M.
Book No. 459, Page No. 62 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.