

WARRANTY DEED RECORD No. 460.

50510. Crane & Company, Tulsa

237931 C.M.J.

COMPARED

This Indenture, Made this 13 day of August, A. D. 1923, between
S. D. Pickering, Trustee, S. D. Pickering and Lena A. Pickering, his wife
 of Tulsa County, in the State of Oklahoma, party of the first part, and
William V. Breit party of the second part.

Witnesseth: That in consideration of the sum of
Twelve Hundred (\$1200.00) 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 V 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 numbered Sixteen (16) of Block numbered One (1)
 of Beauchamp Addition to the city of Tulsa, Oklahoma,
 according to the recorded plat thereof.

This deed is given on account of error in acknowledgment
 in former deed dated July 12, 1920.

INTERNAL REVENUE
 \$ 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 S. D. Pickering, Trustee, S.D. Pickering and Lena A. Pickering 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:

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

S. D. Pickering (Trustee)

S. D. Pickering

Lena A. Pickering

Minn.
 STATE OF OKLAHOMA, Olmsted County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2
 day of Aug., 1923, personally appeared
S. D. Pickering, Trustee, S.D. Pickering and Lena A. Pickering, 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 Mar. 26, 1926. (Seal) G. C. Tock, Notary Public.
G.C.Tock Notary Public, Olmsted County, Minn.
 My commission expires March 26, 1926.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 13 day of August, 1923, at 4:10 o'clock P. M.
 Book No. 460, Page No. 581 O. G. Weaver County Clerk.
Brady Brown, Deputy. (Seal)