

#220492 NS

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 29th day of January, A. D., 1923, between  
 Charles E. Dent and Evangeline Dent, his wife,  
 of Tulsa, County, in the State of Oklahoma, party of the first part and  
 Thos. B. Gannaway, party of the second part.  
 Witnesseth: That in consideration of the sum of One (\$1.00) Dollar and other valuable  
 considerations DOLLARS,  
 the receipt whereof is hereby acknowledged, said part 1st the 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 Four (4) Block Three (3) in Hillcrest  
 Addition to the City of Tulsa, Oklahoma,  
 according to the official plat thereof.

INTERNAL REVENUE  
 1-00  
 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 Charles E. Dent and Evangeline Dent, his wife, 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 ap-  
 purtenances; 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  
 not due

A certain mortgage, dated January 10, 1923, payable to Gum  
 Bros. Co. in the sum of \$3500.00, which in accepting this deed party  
 of the second part assumes and agrees to pay.

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 parties of the first part have hereunto set their hand, S the day and year first above written.

Charles E. Dent,  
 Evangeline Dent,

STATE OF OKLAHOMA, Tulsa, County, ss.  
 Before me, Maie P. Baker a Notary Public, in and for said County and State on this 29th  
 day of January 1923 personally appeared Charles E. Dent, and Evangeline Dent,  
 his wife, and  
 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 Sept. 23, 1923 (SEAL) Maie P. Baker, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
 Filed for record this the 30 day of Jan., 1923, at 1: o'clock P. M.  
 Book No. 436, Page No. 245 (SEAL) O.G. Weaver, County Clerk.  
 Brady Brown, Deputy.