

COMPARED

#228116 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 14th day of April, A. D. 1923, between
Charles E. Dent and Evangeline Dent, his wife,
of Tulsa, County, in the State of Oklahoma, party 1st of the first part and
James F. Carter, Jr. party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable
considerations DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said party
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 Six (6) Block Three (3), Hillcrest
Addition to the City of Tulsa, Oklahoma.

REVENUE
2.00
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 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 mortgage dated February 24th, 1923, in the sum of Thirty-
five Hundred (\$3500.00) Dollars, payable to Gum Bros. Co.
which, by the acceptance of 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 party Y of the second part his heirs and assigns
against said parties 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 16th
day of April 1923, personally appeared Charles E. Dent and Evangeline Dent

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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 Sept. 23, 1923. (SEAL) Maie P. Baker, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of April 1923, at 3 o'clock P. M.

XXXXXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.