

#234122 NS

WARRANTY DEED RECORD No. 459.

COMPARED

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This Indenture, Made this 22nd day of June, A. D. 1923, between

J. Melvin Allen and Marydel Allen, his wife,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, andElla D. Smyth, of Tulsa, Oklahoma, ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of One and No/100

and other valuable considerations, the receipt whereof is hereby acknowledged, said part ~~part~~ of the first part do by these presents grant, bargain, sell and convey unto said part ~~part~~ of the second part ~~part~~ heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

East Half ($\frac{1}{2}$) of Lot Three (3) and the West Twenty-five feet (W.25') of Lot Four (4), all in Block Twelve (12) Highlands First Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 300
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 J. Melvin Allen and Marydel Allen, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ~~part~~ 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 amounting to Two Thousand Dollars (\$2,000.00), payable to Mary Kate Owen, which second party assumes and agrees to pay.

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

J. Melvin Allen

Marydel Allen

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22nd day of June 1923, personally appeared J. Melvin Allen and Marydel Allen his wife, ~~part~~

to me known to be the identical person ~~part~~ 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.

Given under my hand and seal the day and year last above written.

My commission expires 3-24-1925. (SEAL) V.P. Rader, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 25 day of June 1923, at 1:40 o'clock P. M.

Book No. 459, Page No. 615 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.