

WARRANTY DEED RECORD No. 460.

COMPARED
COMPARED

#234816 NS

80510 Crane & Company, Topeka

This Indenture, Made this 26th day of June, 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
J. W. Hardin, party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other valuable considerations
DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do ss by these presents grant, bargain, sell and convey unto said
part 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:

The South Hundred (100) ft. of the west Forty (40)
ft. and the north twenty (20) ft. of the south
hundred (100) ft. of the west twenty (20) ft. of the
east Sixty (60) ft. of Lot Twelve (12) Block Ten (10)
Highlands First Addition to the City of Tulsa, Oklahoma,
according to the recorded 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, his
heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part of the second part that at the delivery of
these presents that he is lawfully seized in his
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:

Any special assessments not due at this date.

and that he will warrant and forever defend the same unto the said part of the second part heirs and assigns
against said part Y of the first part, heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part of the first part ha hereunto set hand the day and year first above written.

Charles E. DentEvangeline Dent,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Maie P. Baker, a Notary Public, in and for said County and State, on this 28th
day of June, 1923, personally appeared Charles E. Dent, and Evangeline
Dent, xxx

to me known to be the identical person ss 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 2 day of July, 1923, at 4:10 o'clock P.M.

Book No. 460, Page No. 81 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.