

#243460 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 24th day of October, A. D. 1923, betweenJ.W. Hughes and Nettie A. Hughes, his wife,of Tulsa,

County, in the State of Oklahoma, party of the first part, and

Talmage C. Hughes,

party of the second part.

Witnesseth: That in consideration of the sum of One (\$1.) and other good and valuable consideration ----- DOLLARS, the receipt whereof is hereby acknowledged, said part 1st of 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:

The South Twenty feet of Lot Three (3) and easement strip three (3) feet wide on the north side of Lot Four (4) of Block Four (4) in the Turley Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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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.W. Hughes and Nettie A. Hughes, 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 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

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 part ies of the first part ha ve hereunto set their hand s the day and year first above written.

J.W. Hughes,Nettie A. Hughes,STATE OF OKLAHOMA Tulsa, County, ss.

Before me, Thos. R. Gentry a Notary Public, in and for said County and State on this 24th day of October, 1923, personally appeared J.W. Hughes and Nettie A. Hughes,

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 March 1, 1924. (SEAL) Thos. R. Gentry Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 31 day of Oct., 1923 at 2: o'clock P. M.

Brady Brown

Deputy

(SEAL)

O. G. Weaver

County Clerk.