

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 6th day of November, A. D. 1923, between

Robert Johnson and Lucy Johnson, his wife,

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

John T. Miller, party of the second part.

Witnesseth: That in consideration of the sum of Sixteen Hundred Seventy five and no/100 - - - -

DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

All that part of Lot Ten in Block Two and described as beginning at a point in the Southeast corner. Thence due West 52.8 feet then North 50 feet. Then East 103.3 feet thence Southwest to the point of beginning about 95.7 feet and being in Magnolia Addition to the City of Tulsa, Tulsa, Okla.

This deed covers all that part of the above described lot not owned by the Sand Springs R.R. Co.

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 Robert Johnson and Lucy Johnson, his wife, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

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and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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.

Robert Johnson

Lucy Johnson

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Thos. R. Gentry a Notary Public, in and for said County and State on this 7th

day of November, 1923, personally appeared Robert Johnson and Lucy Johnson,

his wife,

and 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 8 day of Nov., 1923, at 1:10 o'clock P. M.

Brady Brown

Deputy (SEAL)

O.G. Weaver,

County Clerk.