

WARRANTY DEED RECORD No. 476

This Indenture, Made this 12th day of October, A. D. 1923, between
Charles E. Dent and Evangeline Dent, his wife,
Tulsa, ^{ies} County, in the State of Oklahoma, party of the first part, and
Mel Yoho and Madge Yoho, parties ~~xxxxx~~ of the second part.
 Witnesseth: That in consideration of the sum of One (\$1.00) Dollar and other valuable
considerations, -----
 the receipt whereof is hereby acknowledged, said part^{ies} of the first part do ----- by these presents grant, bargain, sell and convey unto said part^{ies}
 of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The West Forty (40) feet of the East Eighty (80) feet of Lot Eleven (11) Block Ten (10), Highlands Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

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, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

A certain first mortgage in the sum of \$2500.00, dated May 1, 1923, in favor of Ora A. Keithly, due in three years, which by the acceptance of this deed, parties of the second part assume and agree to pay.

and that they will warrant and forever defend the same unto the said part ies of the second part their 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 parties of the first part have hereunto set their _____ hand _____ 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 12th
day of October, 1923, personally appeared Charles E. Dent,

and Evangeline Dent, _____ and _____
to me known to be the identical person, & _____ 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: 26, 1927. (SEAL) Maie P. Baker, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 18 day of Oct., 1923, at 1:45 o'clock P. M.
Brady Brown Deputy (SEAL) O.G. Weaver County Clerk.