

WARRANTY DEED RECORD No. 476

This Indenture, Made this 23rd day of October, A. D. 1923, between

C. O. Reece and Nina M. Reece, husband and wife,

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

M. V. Talbert, ~~part~~ 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 parties 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:

Lot One (1) in Block Twenty Three (23) in the Town of Red Fork, Oklahoma, according to the recorded plat thereof.

2.00

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 C. O. Reece and Nina M. Reece, husband and wife, heirs, executors or administrators, do by these presents covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefensible 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.

Taxes for the year of 1923 which second party assumes and agrees to pay.

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 ies 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 have hereunto set their hand S the day and year first above written.

C. O. Reece,

Nina M. Reece,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 23rd

day of October, 1923, personally appeared O. C. Reece and Nina M. Reece,

husband and 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.

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

My commission expires June 5th, 1924. (SEAL) O. C. Brooks, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 14 day of Nov., 1923 at 2:35 o'clock P. M.

Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.