

#245567 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 27th day of November A. D. 19 23, between
O. A. Flanagan and Edith D. Flanagan, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
E.N. Holmes, party 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 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:

Lots Thirteen (13) and Fourteen (14) in Block Eight (8)
Florence Park Addition to the City of Tulsa, Oklahoma,
according to the official plat thereof.

INTERNAL REVENUE
\$ 1.20
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 O.A. Flanagan and Edith D. Flanagan, 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.

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.

O.A. Flanagan
Edith D. Flanagan

STATE OF OKLAHOMA, Tulsa, County, ss.
Before me, M. W. Turner a Notary Public, in and for said County and State on this 27th day of November, 19 23, personally appeared O.A. Flanagan and Edith D. Flanagan, xxx 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 Feb. 1, 1927 (SEAL) M.W. Turner, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 28 day of Nov., 19 23 at 12 o'clock - M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.