

COMPARED

#245933 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 23 day of November, A. D. 19 23, between
Beulah McAllister and J.G. McAllister, husband and wife;
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Ella A. Wiggins, party of the second part.
Witnesseth: That in consideration of the sum of Two Thousand and No/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party 1st of the first part do by these presents grant, bargain, sell and convey unto said party Y
of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Seven (7) Block Four (4) in East Highland Addition
to the City of Tulsa, Tulsa County, Oklahoma, according
to the recorded plat thereof.

INTERNAL REVENUE
2.00
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 Beulah McAllister and J.G. McAllister; their
heirs, executors or administrators, do by hereby covenant, promise and agree to and with said party 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.

One mortgage to the Title Guarantee and Trust Company,
for \$2,150.00 and a balance due on one mortgage for
\$2,390.00 of \$1,590.00 to Chas. A. Nenninger, and the
general taxes for 1923.

and that they will warrant and forever defend the same unto the said party Y of the second part her heirs and assigns
against said party 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 party Y of the first part ha ve hereunto set their hand S the day and year first above written.

Beulah McAllister

J.G. McAllister,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, A.V. Long a Notary Public, in and for said County and State on this 23
day of November, 19 23, personally appeared J.G. McAllister and Beulah McAllister,
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.

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

My commission expires May 1, 1926. (SEAL) A.V. Long, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 4th day of Dec., 19 23 at 3:30 o'clock P.M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.