

This Indenture, Made this 7th day of February A. D. 1925, between Ben Vann and Anna H. Vann, his wife of Tulsa County, in the State of Oklahoma, of the first part, and Charles W. Guinner of the second part,

WITNESSETH, The said party of the first part, in consideration of the sum of Three hundred and 00 DOLLARS, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

The south one-half (1/2) of the north west quarter (1/4) of the north west quarter (1/4) of section (17), township 20, Range 14, and the north west quarter (1/4) of the north west quarter (1/4) of the north west quarter (1/4) of section (16), township 20, Range 14, being a part of the allotment of Ruth Vann, deceased.

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 Grantors for 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 they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estate judgments, taxes, assessments, and incumbrances of what nature and kind, whatsoever except and that they will warrant and forever defend the title to the same unto said party of the second part, his heirs and assigns, against said party of the first part, their heirs, and all and every person or person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has hereunto set their hands, the day and year first above written.

(Sign here)

Ben Vann

Anna H. Vann

STATE OF OKLAHOMA,

Tulsa County, } ss.

BEFORE ME,

Chas. Haley

Notary Public

personally appeared

Ben Vann

in and for said County and State, on this 7th day of February 1925,

and Anna H. Vann to me known to be the identical persons 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 Chas. Haley

Notary Seal the date above written

My commission expires

June 29, 1929 (Seal)

Notary Public

This instrument was filed for Record on the 7 day of Feb A. D. 1925, at 2 45 o'clock P. M.

By

Deputy. (Seal)

H. C. Walkley

Register of Deeds.