

WARRANTY DEED RECORD No. 414

209799 - BH

This Indenture, Made this 25th day of September, A. D. 1922, between Ross H. Rayburn, Josephine N. Canary and S. C. Canary, her husband of Tulsa County, in the State of Oklahoma, party of the first part, and J. N. Clouser party of the second part.

Witnesseth: That in consideration of the sum of Four hundred and no/100 (\$400.00) DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby present 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:

Lot number twenty four (24) in Block "B" in Jones subdivision located in the northeast quarter of the southeast quarter of section 4, twp, 19N, range 12 E.

This property is no part of my homestead and has never been occupied as such. Subject to the reservation of title in first party to all oil and gas and other minerals contained in and under said premises, together with the right to produce, mine and remove the same with full right of ingress and egress, and the use of so much of the surface of said premises, as shall be necessary thereof. All of which shall be reserved to and retained by first party, his heirs and assigns, in any deed required to be made by first party under this contract.

INTERNAL REVENUE

\$ 400.00

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 Ross H. Rayburn, Josephine N. Canary and S. C. Canary, her husband, 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 subject to taxes

Subject to the reservation of title in first party, to all oil and other minerals contained in and under said premises, together with the right to produce, mine and remove the same with full right of ingress and egress, and the use of so much of the surface of said premises as shall be necessary thereof. All of which shall be reserved to and retained by first party, his heirs and assigns, in any deed required to be made by first party under this contract.

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 hereunto set their hands the day and year first above written

Ross H. Rayburn  
Josephine N. Canary

S. C. Canary S. C. Canary

STATE OF OKLAHOMA, Tulsa County, ss.

Before me Louise Humphrey a Notary Public, in and for said County and State on this 25th day of September, 1922, personally appeared Ross Rayburn, Josephine N. Canary and S. C. Canary, her husband 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 Feb. 11, 1926 (SEAL) Louise Humphrey Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 28th day of Sept., 1922, at 10:45 o'clock M.  
Ry E. Delman Deputy. (SEAL) C. D. Lawson County Clerk.