

COMPARED

WARRANTY DEED RECORD NO. 429

285

216682 GH

This Indenture, Made this 23rd day of October, A. D., 1922, between
Ross H. Rayburn Josephine N. Canary and S. J. Canary her husband
Tulsa
 of Tulsa County, in the State of Oklahoma, party of the first part and
J. A. McCelplin party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred twenty-five and no/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lot Eighteen (18) in Block "A" in Joe Sub Division located in the Northeast Quarter of the Southeast Quarter of section 4, Twp 19 N. Range 12 E. It is understood and agreed that no houses shall be erected that cost less than \$500.00 The above land 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 the first party, his heirs and assigns in any deed required to be made by first party under this contract.

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 and Josephine N. Canary 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 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, judgments, 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 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 the first party, his heirs and assigns in any deed required to be made by first party under this contract.

INTERNAL REVENUE
 3.52 Canceled

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 the day and year first above written.

Ross H. Rayburn
Josephine N. Canary
S. J. Canary

Tulsa
 STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Fred Daniell a Notary Public, in and for said County and State on this 23rd day of October, 1922, personally appeared Ross H. Rayburn Josephine N. Canary and S. J. Canary

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 official seal the day and year last above written.

My commission expires Dec. 23rd 1923 (SEAL) Fred Daniell Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this the 16th day of Dec., 1922, at 10 o'clock P.M.
 Book No. 429, Page No. 285 (SEAL) C. D. Lawson County Clerk.
F. Delvan Deputy.