

COMPARED
217482 GH

WARRANTY DEED RECORD NO. 429

The River Dispatch Printing & Publishing Co., Shawnee, Okla.

This Indenture, Made this 12th day of December, A. D., 1922, between

J. A. Sewell and wife Rebecca Sewell
of Tulsa County, in the State of Oklahoma, parties of the first part and
Choctaw Cotton Oil Company party of the second part.

Witnesseth: That in consideration of the sum of One & 00/100 dollars and other valuable considerations the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said party of the second part the heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma. to-wit:

That certain tract or portion of the South Half of the Southwest Quarter of Section 13, in Township Seventeen (17) North and Range Thirteen (13) East, described and bounded as follows to-wit: Beginning at the point of intersection of the east line of the present Midland Valley Railroad Company's right of way with the Section line between Sections Twenty Four (24) and Thirteen (13) thence east three Hundred and fifty feet (350') along said section line, thence North Three Hundred and Fifty feet (350') thence

West to the East line of the Midland Valley Railroad Company's Right of way; thence in a Southwesterly direction along said east line of the said Midland Valley Railroad Company's right of way to the point of beginning containing four acres more or less; Said property being occupied by certain buildings containing a four gin Murray Outfit complete with boiler, engine cotton house & c.

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 J. A. Sewell and wife Rebecca Sewell 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

State and county Taxes for the years 1920, 1921 and 1922 and a certain mortgage in favor of the Osage Cotton Oil Company.

INTERNAL REVENUE
\$ 200
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part their heirs and assigns against said parties 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.

J. A. Sewell

Rebecca Sewell

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Harry W. Worsham a Notary Public, in and for said County and State on this 12th day of December, 1922, personally appeared

J. A. Sewell

and

Rebecca Sewell his wife

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 Apr. 19- 1925 (SEAL) Harry W. Worsham Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 25th day of Dec.

Book No. 429, Page No. 398

F. Delman

Deputy.

(SEAL) O. D. Lawson

at 3:20 o'clock P. M.

County Clerk