

WARRANTY DEED RECORD NO. 429

The New Dispatch Printing & Engraving Co., Shawnee, Okla.

This Indenture, Made this 26th day of December, A. D. 1922 between
Minnie O. Richards a widow
 of ~~Tulsa~~ ~~XXXXXXXXXXXXXXXXXXXX~~ ~~Okla.~~ party of the first part and
J.R. Richards party of the second part.

Witnesseth: That in consideration of the sum of Thirty Three Hundred Seventy and no/100
(\$3370.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said part Y. of the first part do SS. by these presents grant, bargain, sell and convey unto said part Y.
 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:

One half undivided interest, which is her entire interest,
 in and to The North Half of the Southwest Quarter of Section
 Five (5) Township Twenty One (21) North Range Thirteen
 (13) East. of the Indian Base and Meridian in Tulsa
 County Oklahoma.

INTERNAL REVENUE
8 50
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 Minnie O. Richards a widow, her
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y. of the second part that at the delivery of these
 presents that she is lawfully seized in her
 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, judg-
 ments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Oil and gas lease to Morris Shear, and two mortgages to Oklahoma
 Farm Mortgage Company dated April 19, 1920 one for \$2500.00
 and one for \$500.00 and except 1922 general taxes, all of which
 the grantee assumes and agrees to pay.

and that she will warrant and forever defend the same unto the said part Y. of the second part his heirs and assigns
 against said part Y. of the first part, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or
 to claim the same.

In Witness Whereof, The said part ies of the first part ha ve hereunto set their hand s the day and year first above written.
Minnie O. Richards

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 26th
 day of December, 1922 personally appeared
Minnie O. Richards

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she
 executed the same as her 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.

Given under
 My commission expires Dec. 6, 1923 (SEAL) Lms J.L. Moore Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this 3rd day of Jan., 1923 at 8:00 o'clock A. M.
 Book No. 429, Page No. 492 (SEAL) J.O.G. Newver County Clerk.
Brady Brown Deputy.