

COMPARED

WARRANTY DEED RECORD NO. 436

280759 DIT

74/52

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291

INTERESTED PARTIES

Cancelled
\$3.00

This Indenture, Made this 1st day of January, A. D., 1925, between
R. A. Martin and Lottie Martin, his wife,
of Tulsa County, in the State of Oklahoma, party of the first part and J. D. Winters
party of the second part.

Witnesseth: That in consideration of the sum of ONE & NO/100 (\$1.00) Dollars
and other good and valuable considerations, the receipt whereof is hereby acknowledged, said party 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:

A tract or parcel of land in the East Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14) in Township Twenty-one (21) North and Range Twelve (12) East, described by metes and bounds as follows:
Commencing at the Northeast corner of the Northeast Quarter (1/4) of said Section Fourteen (14), Township Twenty-one (21), Range Twelve (12) for a point or place of beginning; thence running due West a distance of one thousand three hundred fifty-six and three-tenths (1356.3) feet to a point on the East boundary line of the Midland Valley Railroad right-of-way, thence running in a Southeasterly direction along and parallel to said East boundary line of said right-of-way a distance of two thousand three hundred and sixty-four and five-tenths (2364.5) feet, thence running due East a distance of Five Hundred thirty-eight and three-tenths (538.3) feet to a point on the Section Line on the East side of said Section Fourteen, thence running due North a distance of two thousand two hundred thirty-two and five-tenths (2232.5) feet to the point or place of beginning; containing 48.55 acres more or less, and being all that part of the E1/2 of the NE1/4 of Section 14, Township 21, Range 12, lying and situate East of the Midland Valley Railroad right-of-way, except about four acres on the South end heretofore deeded by John Chisholm and wife to E. J. McNeil.

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 R. A. Martin and Lottie Martin, for themselves and 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 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 a certain oil and gas mining lease given by John Chisholm and wife to C. L. Cleveland on now of record,

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 party of the first part ha hereunto set their hand s the day and year first above written.

R. A. Martin

Lottie Martin

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Joe Marshall, a Notary Public, in and for said County and State on this 1st day of January, 1925, personally appeared R. A. Martin and Lottie Martin, his wife, and

to me known to be the identical person s 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 August 18th, 1926 (S.M.L.) Joe Marshall Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1st day of Feb'y, 1925, at 5 o'clock P.M.
Book No. 436, Page No. 221 (S.M.L.) C. J. Weaver County Clerk.
Buddy Brown Deputy.