

COMPARED

# 221664 NS.

## WARRANTY DEED RECORD NO. 436

This Indenture, Made this 22nd day of January, A. D., 1923, betweenRoss H. Rayburn and Josephine N. Canary and S.C. Canary, her husband,of Tulsa County, in the State of Oklahoma, ~~part~~ of the first part andL.H. Agard,~~part~~ of the second part.Witnesseth: That in consideration of the sum of Four Hundred & No/100

DOLLARS,

the receipt whereof is hereby acknowledged, said part ~~1st~~ of the first part do 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:

Lot Eighteen (18) in Block "A". in Joe Sub-Division Located in the Northeast Quarter of Southeast quarter of section four (4), township nineteen (19) North Range twelve (12), East. The above and foregoing 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 first party, his heirs and assigns, in any deed required to be made by first party under this contract.

INTERNAL REVENUE

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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 and Josephine N. Canary, 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 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.

Oil, gas and Mineral Rights as set out above and subject to all Taxes.

and that they 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 their 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 ~~the~~ day and year first above written.

Ross H. Rayburn,Josephine, N. Canary,S. C; Canary,STATE OF OKLAHOMA, Tulsa County, ss.Before me, the undersigned, a Notary Public, in and for said County and State on this 23rdday of January, 1923, personally appeared Ross H. Rayburn, Josephine N. Canary andS.C. Canary,

and

to me known to be the identical person ~~S~~ who executed the within and foregoing instrument and acknowledged to me that theyexecuted the same as their free and voluntary act and deed for the uses and purposes therein set forth.Given under ~~my~~ my hand and ~~seal~~ seal the day and year last above written.My commission expires Nov. 4th 1925. (SEAL) R. J. Macon, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 13th day of Feby., 1923, at 1:30 o'clock P. M.Book No. 436, Page No. 494 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.