

WARRANTY DEED RECORD NO. 436

222113 C.M.J. 16th day of Feb. 1923, A.D., between
 This Indenture, Made this _____
 M. S. Billington and his wife Blanche Billington
 of _____
 Tulsa County, in the State of Oklahoma, party of the first part and _____
 Maud L. Flum _____ party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other considerations herein after set
fourth. _____
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part V. _____
 of the second part _____ her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The South seventyfive (75) feet of the West eighty (80) feet
 of tract fifteen (15) in lot seven (7) of Billingtons Acre
 Tracts.

This deed is made subject to an oil and gas lease now on said
 land executed and delivered to Chas. Page by the grantors herein.

As a part of the consideration herein the first parties reserve
 all of the rentals and royalties and other benefits that may
 hereafter accrue under said oil and gas lease during the life of
 said lease for themselves.

As a further consideration the second parties shall never grant
 or sell these premises or any part thereof to persons of the negro
 race.

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 _____ M. S. Billington and his wife Blanche Billington their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part V. _____ 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 ap-
 purtenances; 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.

as above set forth.

and that _____ they _____ will warrant and forever defend the same unto the said part V. _____ of the second part _____ her
 against said part V. _____ 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 _____ is _____ of the first part has _____ hereunto set _____ their _____ hand _____ the day and year first above written.

M. S. Billington

Blanche Billington

STATE OF OKLAHOMA, _____ Tulsa _____ County, ss.

Before me, _____ the undersigned _____ a Notary Public, in and for said County and State on this _____ 16"
 day of _____ Feb'y _____ 1923, personally appeared _____ M. S. Billington
 _____ and _____ Blanch Billington

to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me that _____ they
 their _____

executed the same as _____ 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 _____ April 8, 1924. (Seal) _____ Chas. B. Rawson, _____ Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the _____ 17 _____ day of _____ Feb. _____ 1923, at _____ 11:40 _____ A. M.

Book No. 436, Page No. _____ 566 _____ (Seal) _____ O. C. Weaver, _____ County Clerk.

Brady Brown,

Deputy.