

#224950 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 27th day of February, A. D., 1923, between

Henry L. Nikkel and Katie Nikkel, husband and wife,

of Marion County, in the State of Kansas, of the first part and

Mrs. Alice Hey Friesen, Marion, County, in the State of Kansas, of the second part.

Witnesseth: That said parties of the first part in consideration of the sum of One dollar and other valuable consideration,

the receipt whereof is hereby acknowledged, said parties do hereby by these presents grant, bargain, sell and convey unto said party 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:

Lots One (1) and Two (2), and the Southwest Quarter of the Southeast Quarter of the Northwest Quarter, of Section eighteen (18), Township Twenty-two (22), North Range Fourteen (14) East, of the Indian Base and Meridian, containing 97.61 acres, more or less, according to the Government Survey thereof.

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 Grantors, for themselves, 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 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 of whatsoever nature and kind, except as hereinafter provided. Subject to a certain oil and gas mining lease, which said second party assumes, they to receive all rentals and royalties,

and that they will warrant and forever defend the same unto the said party of the second part her 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 at the day and year first above written.

Henry L. Nikkel

Kate Nikkel.

Kansas,
STATE OF ~~OKLAHOMA~~ Marion, County, ss.

Before me, a Notary Public, in and for said County and State on this

day of 1923, personally appeared

and

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

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 Notary Public.

STATE OF KANSAS, MARION COUNTY, SS.

Be It Remembered, That on this 27th day of February A.D. 1923, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, came Henry L. Nikkel and Katie Nikkel, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same. In Testimony Whereof, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.

Term Expires 2-21-1924.
STATE OF OKLAHOMA, Tulsa County, ss.

(SEAL)

H.J. Pankratz, Notary Public.

Filed for record this the 19 day of Moh., 1923, at 3:40 o'clock P. M.

Book No. 437, Page No. 434

(SEAL)

O.G. Wedver,

County Clerk.

Brady Brown, Deputy.