

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 24th day of March, A. D., 192 3, between
Geo. F. Cooke, a single man,
of Tulsa, County, in the State of Oklahoma, party of the first part and
M. B. Viera, party of the second part.
Witnesseth: That in consideration of the sum of Four Hundred Fifty & No/100 - - - (\$450.00) - - -
DOLLARS,
the receipt whereof is hereby acknowledged, said part Y. of the the first part do es. by these 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:

Lot Three (3) in Block Four (4) in the Townsite of
Turley, Tulsa County, State of Oklahoma, according
to the recorded plat 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, Geo. F. Cooke, for himself and for his
 heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part es of the second part that at the delivery of these
 presents that he is his lawfully seized in
 own right of an absolute and indefeasible estate of inheritance in (see 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.

A reservation of the oil and gas rights as shown in deed given by Robt. M. Birok to Geo. F. Cook, dated October, 16th, 1922, and recorded in Book 420 at Page 149, of the records of Tulsa County, Oklahoma;

and that he 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, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part Y of the first part ha s hereunto set his hand — the day and year first above written.

Geo. F. Cooke.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Joe Harshbarger, a Notary Public, in and for said County and State on this 24th
day of March 1923, personally appeared Geo. F. Cooke, a single man,

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

executed the same as his 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 Aug. 12th, 1926. (SEAL) Jce Harshbarger, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of March, 1923, at 11:30 o'clock A.M.
 Book No. 526 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.