

#227036 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7th day of April, A. D. 1923, between
Ross H. Ryaburn and Mayme Rayburn, his wife,
Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
Luella Morrison ~~XXX~~ of the second part.
 Witnesseth: That in consideration of the sum of Twenty one Hundred & no/100 - - - - -
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part V of the first part do SS by these presents grant, bargain, sell and convey unto said part Y
 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:

Lot fifty three (53) in Block "D", in Médio Sub-division located in the Northeast Quarter of the Northwest Quarter (NE¹/₄) of the NW¹/₄ of Section eight (8), Township Nineteen (19) North Range Twelve (12), of the Indian Base and Meridian. The above 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.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

appearing, forever.

And said Ross H. Rayburn, his

heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents he is lawfully seized in his 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 also subject to taxes.

INTERNAL REVENUE
\$ 250
Cancelled

and that he will warrant and forever defend the same unto the said part y of the second part her 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.

Ross H. Rayburn.

Mayme Rayburn.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 7th
day of April 1923, personally appeared Ross H. Rayburn and Mayme Rayburn,
husband and wife, ~~XXXX~~

to me known to be the identical person.....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.

Given under my hand and seal the day and
year last above written. November 4th, 1925. (SEAL) R. J. Macon, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 9 day of April, 1923, at 1 o'clock, P.M.
 (SEAL) O.G. Weaver,
 County Clerk.
 Brady Brown,
 Deputy.