

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 16th day of April, A. D. 1923, between
Harry Frank and Ethel Frank, husband and wife,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part and
A. Hickok ~~part~~ of the second part.
Witnesseth: That in consideration of the sum of One & no/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part ~~ies~~ 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:

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
and the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter
(SE $\frac{1}{4}$) of Section Seventeen (17), Township Seventeen (17)
North, Range Fourteen (14) East of the Indian Base and
Meridian, being the East Half (E $\frac{1}{2}$) of said Southeast Quarter
of said Section Seventeen (17), containing eighty (80) acres
more or less.

INTERNAL REVENUE
\$ 4.50
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 Harry Frank and Ethel Frank for themselves and for their
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 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 and incumbrances of whatsoever nature and kind, EXCEPT.

An oil and gas mining lease given to W.B. Pine and D.W. Smith
dated November 13th, 1922 and an agricultural lease given to
Bird McGuire dated November 24th, 1922 on the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$
of said Section 17 to the 31st day of Dec. 1927 and on the
NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section to Dec. 31, 1923.

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 ~~ies~~ 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.

Harry Frank

T.L.Bowles
P.B.Speed

Ethel Frank,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 16th
day of April, 1923, personally appeared Harry Frank and Ethel Frank
Husband and Wife ~~xxxx~~

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they
executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

~~xxxx~~ My hand and ~~xxxx~~ seal the day and year last above written.

Given under/ Jan. 16th, 1927. (SEAL) Hal T. Bowles, Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of April, 1923, at 10:40 o'clock A. M.

~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G.Weaver, County Clerk

Brady Brown, Deputy.