

This Indenture, Made this 27th day of April, A. D., 1923, between
Ross H. Rayburn Josephine N. Canary and S.C. Canary, her husband,
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
L. C. Reed, ~~XXX~~ of the second part
Witnesseth: That in consideration of the sum of Seven Hundred Fifty & No/100 -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part Y 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:

Lots fifteen (15) and Sixteen (16) in Block "D", Joe Sub-Division, located in the Northeast quarter of the Southeast quarter of section four (4) township nineteen (19) North, Range Twelve (12) east, 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.

And said Ross H. Rayburn and Josephine N. Canary,
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 of whatsoever nature and kind, EXCEPT

Gas
Oil/and mineral rights as set out above and subject to taxes.

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 XX 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 Y of the first part have hereunto set their hand the day and year first above written.

Ross H. Rayburn

Josephine N. Canary

S.C. Canary

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 27th day of April, 1923, personally appeared Ross H. Rayburn, Josephine N. Canary and S.C. Canary, her husband,

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.

~~XXXXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.

Given under/ Nov. 4th, 1925 (SEAL) R. J. Macon, Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27 day of April, 1923, at 2 o'clock P. M.

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