

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 14 day of November, A.D. 1926, between
Walter F. Nichols and Grace Nichols; and Charles A. Nichols, and Florence Nichols,
 his wife, Tulsa, County, in the State of Oklahoma, ~~XXXX~~ of the first part and
City of Tulsa, a municipal corporation of Tulsa County, Oklahoma, ~~XXXX~~ of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Twenty Seven and no/100 (\$327.00)

----- 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 and its XXXXX assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

A strip of land one hundred (100') feet wide in the North Half (N 1/2) of the southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Nine (9) Township Twenty (20) North, Range Fourteen (14) East, being fifty (50') feet wide on each side of the center line of the conduit line as now located across said land, the center line of which begins at a point thirteen hundred twenty (1320') feet east and thirteen hundred seventy six (1376') feet south of the northwest corner of Section Nine (9), thence on a three (30) degree curve to the left three hundred thirty two and eight tenths (332.8') feet, thence on a tangent south sixty six (66°) degrees, forty three (43') minutes west, eight hundred forty eight and two tenths (848.2') feet, thence on a four (40) degree curve to the right two hundred thirty nine and seven tenths (239.7') feet, intersecting the north and south section line on the west side of the tract, seven hundred forty five and eight tenths (745.8') feet north of the west quarter Section corner, containing three and twenty seven hundredths (3.27) acres more or less in Section Nine (9), Township Twenty (20) North, Range Fourteen (14) East, Tulsa County, Oklahoma; the parties of the first part hereby reserve the rights to oil and gas in the above described tract of land.

INTERNAL REVENUE

\$ 50

Cancelled

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

And said Grantors for their

heirs, executors or administrators, do ----- hereby covenant, promise and agree to and with said part ----- of the second part that at the delivery of these presents that 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.

Mortgages of record.

and that they will warrant and forever defend the same unto the said part y of the second part and its XXXXX 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 have ----- hereunto set their hand ----- the day and year first above written.

Walter F. NicholsGrace NicholsCharles A. Nichols,Florence Nichols,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 14
 day of September, 1926, personally appeared Walter F. Nichols & Grace Nichols, his wife,
and Charles A. Nichols and Florence Nichols, his wife,

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

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

Given under/ May 31, 1926. (SEAL) Edith Gray. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 28 day of April, 1927, at 1 o'clock P.M.

~~XXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.