

COMPARED

#226775 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 4th day of April, A. D. 1923, between
Ed Baker, a single man,
of Tulsa County, in the State of Oklahoma, party of the first part and
The First National Bank of Bixby, party of the second part.
Witnesseth: That in consideration of the sum of One DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do SS by these presents grant, bargain, sell and convey unto said part Y
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The South East Quarter (SE $\frac{1}{4}$) of Section Twenty Five
(25) Township Seventeen (17) Range Thirteen (13) East
containing 160 acres more or less.

INTERNAL REVENUE

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 Ed Baker, his
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 that he is lawfully seized in his
own right of an absolute and indefensible 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.

A mortgage of \$8,000 in favor of the Title Guarantee & Trust
Co., and except any valid Oil and Gas lease on said land, also
except reservations heretofore made of the 1/2 of the royalty
interest in the Oil and Gas on said land.

and that he will warrant and forever defend the same unto the said part Y of the second part their heirs and assigns
against said part Y 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 ha s hereunto set his hand the day and year first above written.
Ed Baker,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, R.R. McCormick a Notary Public, in and for said County and State on this 5th
day of April 1923, personally appeared Ed Baker, a single man,
and

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.

Witness my hand and official seal the day and year last above written.
My commission expires Mar. 24, 1927. (SEAL) R.R. McCormick, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of April 1923, at 3:20 o'clock P. M.
XXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.