

COMPARED

#230998 NS

WARRANTY DEED RECORD No. 459.

Small, Green & Company, Typists

This Indenture, Made this 19th day of May, A. D. 1923, between
Gus E. Payne and Esther D. Payne, his wife,
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and
Leona F. Paxton, ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations,
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part y of the first part do es by these presents grant, bargain, sell and convey unto said
party 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:

One Acre of land located in the NW of the Northwest
19-20-13 Described as follows;

Beginning at South West Corner, thence due East 435.6
feet; thence North 100 feet; thence west 435.6 feet
thence South 100 feet to point of beginning Containing
One Acre more or less, in the County of Tulsa, State
of Oklahoma.

It is hereby understood and agreed that all mineral
rights as well as oil and gas rights are hereby reserved
for the party of the first part.

INTERNAL REVENUE

100

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 Gus E. Payne and Esther D. Payne, his wife.
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:

A certain oil and gas lease in favor of the Gypsy Oil
Company.

and that they will warrant and forever defend the same unto the said part y of the second part her heirs and assigns
against said parties 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 s the day and year first above written.

Gus E. Payne

Esther D. Payne.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 19th
day of May, 1923, personally appeared Gus E. Payne and Esther D. Payne,
his wife. ~~xxx~~

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 ~~seal~~ seal the day and year last above written.

Given under Feby. 6th, 1926. (SEAL)

W. A. Setser.

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of May, 1923, at 9:40 o'clock A. M.

Book No. 459, Page No. 130 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.