

#231674 NS

## WARRANTY DEED RECORD No. 459.

This Indenture, Made this 25th day of May, A. D. 1923, betweenJ.W. Cunningham and Lillie Cunningham, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andJ.A. Smith and B.G. Rumsey,

party 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 parties of the first part do by these presents grant, bargain, sell and convey unto said parties 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:

Lots One (1), Two (2), and Three (3) in Block Four  
and Lots Nine (9), Ten (10), Eleven (11), Twelve (12)  
Thirteen (13) Fourteen (14), Fifteen (15) and Sixteen (16)  
in Block Four (4) East Turley Addition to the Town of Turley,  
Tulsa County, Oklahoma, according to the amended recorded  
plat thereof.

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 J.W. Cunningham and Lillie Cunningham, his wife, their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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:

A certain oil and gas lease of record and all rights contained therein, including all royalties;

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said party 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 parties of the first part have set their hands the day and year first above written.J.W. Cunningham,Lillie Cunningham,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, W. L. Britton, a Notary Public, in and for said County and State, on this 25thday of May, 1923, personally appeared J.W. Cunningham and LillieCunningham, 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.

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

My commission expires Mar. 28, 1925. (SEAL) W.L. Britton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 29 day of May, 1923, at 3:40 o'clock P.M.Book No. 459, Page No. 262 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.