

COMPARED

#232076 NS

WARRANTY DEED RECORD No. 459.

54510. Crump & Company, Topeka

This Indenture, Made this 25th day of May, A. D. 1923, between J.W.Cunningham and Lillie Cunningham, his wife, of Tulsa, County, in the State of Oklahoma, party of the first part, and J.C. Sapp 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 party ies of the first part do by these presents grant, bargain, sell and convey unto said party 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 One (1)  
East Turley addition to the town of Turley, Tulsa  
County, Okla., according to the amended recorded  
plat thereof.

INTERNAL REVENUE  
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 by hereby covenant, promise and agree to and with said party y 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 party y of the second part his heirs and assigns against said party 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 party ies of the first part ha ve hereunto 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 25th day of May, 19 23, personally appeared J.W.Cunningham and Lillie Cunningham, 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 31 day of May, 19 23, at 4:20 o'clock P. M.  
Book No. 459, Page No. 284 (SEAL) O.G.Weaver, County Clerk.  
Brady Brown, Deputy.