

#235196 NS

WARRANTY DEED RECORD No. 460.

68510. CHASE & COMPANY, TOLSON

This Indenture, Made this 25th day of June, A. D. 1923 between
W. G. Phillips and Maude H. Phillips, his wife,
of San Diego, San Diego County, in the State of California of the first part, and
J. P. Flanagan, of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations
(\$1.00) DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said
parties 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:

The East-half of the South-west Quarter of
Section Fifteen (15) township Nineteen (19)
North Range Thirteen (13) East, containing
80 acres, more or less.

INTERNAL REVENUE
\$ 12.00

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 W.G. Phillips and Maude H. Phillips, his wife,
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 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:

and that they will warrant and forever defend the same unto the said parties of the second part his 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 parties of the first part have hereunto set their hand, at the day and year first above written.

W.G. Phillips,
Maude H. Phillips,

California
STATE OF ~~OKLAHOMA~~ San Diego County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th
day of June, 1923, personally appeared W.G. Phillips and Maude Phillips,
his wife, ~~xxxx~~

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.

Given under my hand and ~~seal~~ seal the day and year last above written.
My commission expires Jan 25, 1925. (SEAL) R. E. Hagenbruch, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of July, 1923, at 9 o'clock A. M.
Book No. 460, Page No. 145 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.