

#236172 NS

WARRANTY DEED RECORD No. 460.

50510 - Crane & Company, Topock

This indenture, Made this 26th day of January, 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 Gyrus S. Avery, 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 part 1st of the first part do 2 by these presents grant, bargain, sell and convey unto said part 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:

INTERNAL REVENUE
\$ 2.50
Cancelled

The South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section ~~Sixteen~~ (16) Township Twenty (20) North, Range Thirteen (13) East, containing Fifteen Acres, more or less, according to the Government Survey thereof.

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 parties of the first part, their 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 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 part Y of the second part his 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 1st of the first part ha Y.S. hereunto set their hand at the day and year first above written.

J.W. Cunningham

Lillie Cunningham,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of January, 19 23, personally appeared J.W. Cunningham and Lillie Cunningham, his wife, xxxx

to me known to be the identical person he 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 March 27, 1924. (SEAL) Leone Patton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of July, 19 23, at 9:30 o'clock A. M.
Book No. 460, Page No. 315 (SEAL) O.G. Weaver, County Clerk,
Brady Brown, Deputy.