

COMPARED

#236367 NS

WARRANTY DEED RECORD No. 460.

44610, Crane & Company, Topeka

This Indenture, Made this 14th day of July, A. D. 1923, between
Charles Phillips, an unmarried man,
of Marshall County, in the State of Kansas ~~OKLAHOMA~~ of the first part, and
W.F. Cook and Mary P. Cook, his wife, ~~xxx~~ of the second part.
Witnesseth: That in consideration of the sum of Two Thousand and Five Hundred (\$2500.00)
DOLLARS,
the receipt whereof is hereby acknowledged, said part y of the first part do ss by these presents grant, bargain, sell and convey unto said
part ies 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:

An undivided one fourth ($\frac{1}{4}$) interest in all of the
following described real estate to-wit;
The Northwest quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$)
of Section Thirty One (31) Township Nineteen (19) North,
Range Thirteen (13) East of the P. M. Consisting of
Fourty (40) acres more or less. Subject however to rights
heretofore granted for pipe line purposes.

INTERNAL REVENUE

\$ 2.50

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 Charles Phillips, his
heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part ies of the second part that at the delivery of
these presents he is lawfully seized in his
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:

Grants for pipe line purposes.

and that he will warrant and forever defend the same unto the said part ies of the second part their heirs and assigns
against said part y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part y of the first part ha ss hereunto set his hand the day and year first above written.

Charles Phillips,

Witnesses;
Alma Motes.

STATE OF ~~OKLAHOMA~~ Kansas, Marshall County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th
day of July, 1923, personally appeared Charles Phillips,

~~xxx~~

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he
executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Given under/ My commission expires Jan. 18, 1925. (SEAL) Wm. Berry, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of July, 1923, at 1:15 o'clock P. M.

Book No. 460, Page No. 343 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.