

COMPARED

423

#236860 NS

WARRANTY DEED RECORD No. 460.

25810 Crane & Company, Tulsa

This Indenture, Made this 26th day of July, A. D. 1923 between
I. H. Cunningham, joined by his wife Fannie E. Cunningham,
of Okmulgee County, in the State of Oklahoma, party of the first part, and Ernest R. Anthis and Martha
Nadine Wright of Muskogee, Okla. and I. I. Litwinsky of Chicago, Ill., party of the second part
and Benjamin F. Wheeler of Vincennes, Indiana.
Witnesseth: That in consideration of the sum of thirty-two hundred and no/100
----- 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:

The East half of the Northeast Quarter, and the
North Half of the Southwest Quarter, all in Section
Twenty-five (25), Township Nineteen (19) North, Range
Ten (10) East.

INTERNAL REVENUE

\$ 31.50

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 I. H. Cunningham and Fannie E. Cunningham, 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:

and that they will warrant and forever defend the same unto the said parties of the second part their 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, the day and year first above written.

I. H. Cunningham

Fannie E. Cunningham

STATE OF OKLAHOMA, Okmulgee County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 26
day of July, 1923, personally appeared I. H. Cunningham and Fannie
E. Cunningham, ~~xxxx~~
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 July 2, 1927. (SEAL) E. W. Smith, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of July, 1923, at 9 o'clock A. M.
Book No. 460, Page No. 423 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.