

COMPARED

#240120 NS

WARRANTY DEED RECORD No. 466

287

This Indenture, Made this 27th day of August, A. D. 1923, between

James M. Huston and Lula F. Huston, husband and wife,

of Washington County, in the State of Oklahoma, ~~part~~ of the first part, and

Valentine Kaufman and Adah Mae Kaufman ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of Four Thousand and no/100

DOLLARS, the receipt whereof is hereby acknowledged, said part ~~of~~ of the first part do 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:

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Thirty-six (36), Township Eighteen (18) North Range Twelve (12) East, containing Forty (40) acres, more or less.

It is hereby understood that James M. Huston, the grantor in this deed is one and the same person as James Huston, the grantee, in a certain Warranty Deed, dated August 11th, 1908, and recorded in Book 25, page 270, in the office of the Register-of-Deeds of Tulsa County, Oklahoma.

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 James M. Huston and Lula F. Huston for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ~~ies~~ 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, judgment 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 ~~ies~~ of the second part their heirs and assigns against said part ~~ies~~ 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 ~~ies~~ of the first part have hereunto set their hand and seal the day and year first above written.

James M. Huston

Lula F. Huston

STATE OF OKLAHOMA, Washington County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 11th

day of September, 1923, personally appeared James M. Huston and Lula F. Huston,

husband and wife, xxxx

to me known to be the identical persons 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 January 25th, 1927. (SEAL) C.C. Courtney, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of Sept., 1923 at 11:40 o'clock A. M.

Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk