

COMPARED

#240272 NS

WARRANTY DEED RECORD No. 466

This Indenture, Made this 10th day of September A. D. 19 23, between
James F. Howell, and Ella B. Howell, husband and wife,
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
Ira Staniford party of the second part.

Witnesseth: That in consideration of the sum of One Thousand and no/100 -- (\$1000.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said party 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 Northwest Quarter (NW¹) of the Northeast Quarter,
 (NE¹) of the Southeast Quarter (SE¹) of Section Twelve
 (12), Township Twenty-two (22), Range Twelve (12) East
 of the Indian Base and Meridian, in Tulsa County, Oklahoma.

INTERNAL REVENUE

S. 100

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 F. Howell, and Ella B. Howell, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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.

NONE.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 party of the first part ha ve hereunto set their hand s the day and year first above written.

James F. Howell,Ella B. Howell,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Frank F. Cochran, a Notary Public, in and for said County and State on this 10th
 day of September, 19 23, personally appeared James F. Howell and Ella B. Howell,

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 Feby- 23-1924 (SEAL) Frank F. Cochran, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 18 day of Sept., 19 23, at 9:30 o'clock, A.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.