

This Indenture, Made this 20th day of September, A. D. 19 23, between
B. E. Capps and Hazel F. Capps, his wife,
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and
O. F. Lawless, ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations
(\$1.00) DOLLARS,
the receipt whereof is hereby acknowledged, said ~~part~~ of the first part do ~~by~~ these presents grant, bargain, sell and convey unto said ~~part~~ 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 East-half of the North-east Quarter
of the North-east Quarter of the South-
east Quarter of Section Twelve (12) Township
Seventeen (17) North Range Twelve (12) East,
containing Five (5) acres, more or less,
according to the U. S. Gov't. 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 B. E. Capps and Hazel F. Capps, his wife,
heirs, executors or administrators, do hereby covenant, promise and agree to and with said ~~part~~ of the second part that at the delivery of
these presents 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.

Oil and Gas rights which have heretofore been transferred
to Beulah Livingston,

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

B. E. Capps,

Hazel F. Capps,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th
day of September 7, 19 23, personally appeared B.E. Capps and Hazel F. Capps, his wife,

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.

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

Given under/

My commission expires March 1, 1927. (SEAL) A. B. Foster, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 24 day of Sept., 19 23, at 1 o'clock P. M.

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