

This Indenture, Made this 12th day of Sept., A. D. 1923, between

Theodore Phillips, unmarried,
California
of Los Angeles County, in the State of Oklahoma, party of the first part, and
Ralph Phillips, unmarried,
party of the second part.

Witnesseth: That in consideration of the sum of Two Thousand Five Hundred DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby these 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:

An undivided one-fourth (1/4) interest in all of the following described Real Estate To-wit: The Northwest Quarter (1/4) of Northwest Quarter (1/4) of Section Thirty One (31) Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base meridian.

2.50

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 Theodore Phillips, his 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 he is lawfully seized in 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 he 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, his 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 has hereunto set his hand the day and year first above written.

Theodore Phillips,

Witnesses;
Josephine Phillips,

STATE OF ~~OKLAHOMA~~ California, Los Angeles County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 12th day of September, 1923, personally appeared Theodore Phillips,

and 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 the day and year last above written.

Given under / March 15, 1927. (SEAL) A. M. Johnson, Notary Public
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 1 day of October, 1923 at 1:30 o'clock P.M.

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