

## COMPARED

237169 - BH

## WARRANTY DEED.

This indenture, made this 25th day of July, A.D. 1923, between Ruth T. Myers, (formerly Ruth T. Brady, Cherokee Citizen, roll number 17546) and L. B. Myers, her husband, of Tulsa County, in the State of Oklahoma, parties of the first part, and Mrs. E. A. Swanson, party of the second part.

Witnesseth, that in consideration of the sum of one dollar and other valuable considerations, the receipt of which is hereby acknowledge, said parties of the first part do, by these presents, grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Commencing at the northwest corner of lot two (2) section 19, township 20 north, range 13 east, thence south two hundred seven and eight tenths feet (207.8') thence east one hundred feet (100') to a point; thence northeasterly three hundred six and two tenths feet (306.2') to the north line of said lot two (2) thence west three hundred twenty five (325) feet to west line of lot two (2) to beginning, being a part of lot two (2), of section nineteen (19) township 20 north, range 13 east of the Indian Base and Meridian, in Tulsa County, according to the United States survey thereof,

The grantor in this deed hereby specifically reserves unto himself all the oil and gas and mineral in or under said premises and all oil, gas and mineral rights thereunto appertaining, being intended that this should convey to the said grantee the surface rights in and to the said property only.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said parties of the first part, their heirs, executors, or administrators do hereby covenant, promise and agree to and with said party of the second part, 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, judgements, taxes, assessments and incumbrances, of whatever nature and kind, and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part, her heirs and assigns against said parties of the first part, their heirs or 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 hands the day and year first above written.

Ruth T. Myers,  
L. B. Myers.

State of Arkansas)

County of Benton ) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of July, 1923, personally appeared Ruth T. Myers, (formerly Ruth T. Brady, Cherokee citizen, Roll Number 17546, and L. B. Myers, her husband, to me known to be identical persons who executed the within and foregoing