

#242940 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 20th day of March, A. D. 1923, between  
Ross H. Rayburn, Josephine N. Canary and S.C. Canary, her husband,  
of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part, and  
W. C. Pollard ~~xxx~~ of the second part.

Witnesseth: That in consideration of the sum of Six Hundred fifty & No/100 ~~xxx~~  
xxx DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do xxx by these presents grant, bargain, sell and convey unto said part Y  
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:

Lot eleven (11) and twelve (12) in Block "F", in Joe Sub-division  
Located in the Northeast Quarter of the Southeast Quarter of  
Section four (4), township nineteen North, range twelve East; The  
above and foregoing land is no part of myhomestead and has never  
been occupied as such.

Subject to the reservation of title in first party, to all oil and gas and other  
minerals contained in and under said premises, together with the right to produce  
mine and remove the same with full right of ingress and egress, and the use of  
so much of the surface of said premises or shall be necessary thereof. All of  
which shall be reserved to and retained by first party, his heirs and assigns,  
in any deed required to be made by first party under this contract.

1.00

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 Ross H. Rayburn and Josephine N. Canary  
heirs, executors or administrators, do xxx hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of  
these presents they ~~xxx~~ 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, gas and mineral reservation as set out above  
and subject to taxes.

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
against said part Y of the first part their heirs and assigns, and all and every person or perosns whomsoever, lawfully claiming or to claim  
the same.

In Witness Whereof, The said part ies of the first part ha ve hereunto set their hand xxx the day and year first above written.

Ross H. Rayburn  
Josephine N. Canary  
S. C. Canary.

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 March 1923, personally appeared Ross H. Rayburn, Josephine N. Canary and  
S. C. Canary, her husband, and  
to me known to be the identical person xxx 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.

Given under ~~xxx~~ my hand and ~~xxx~~ seal the day and year last above written.  
My commission expires Nov. 4; 1925. (SEAL) R. J. Macon, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this 24 day of Oct. 1923, at 1:30 o'clock P. M.  
Brady Brown (SEAL) O.G. Weaver, County Clerk,  
Deputy