

#244742 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 10th day of May, A. D. 1923, between  
Ross H. Rayburn, Josephine N. Canary and S.C. Canary, her husband,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
H.H. Wortman ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of Three Hundred twenty five & No/100 ~~---~~  
~~---~~ DOLLARS,  
the receipt whereof is hereby acknowledged, said parties 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:

Lot Two (2) in Block "E", in Joe Sub-Division, located in the Northeast Quarter of the Southeast Quarter of Section Four (4) Twp. 19 N. R. 12 East, of the Indian Base and Meridian. The Above land is no part of my homestead and has never been occupied as such.

Subject to the reservation of title in first party, in 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 as 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.

INTERNAL REVENUE  
\$ 20  
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 Ross H. Rayburn, and Josephine N. Canary,  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefensible 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 rights 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 parties 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 ies of the first part ha ve hereunto set their hand --- 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 10th day of May, 1923, personally appeared Ross H. Rayburn, Josephine N. Canary and S.C. Canary, her husband, and to me known to be the identical person --- 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.  
~~XXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.  
Given under/  
My commission expires Nov. 4th, 1925. (SEAL) R. J. Macon, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this 19 day of Nov., 1923, at 8 o'clock A. M.  
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.