

#245087 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 6th day of November A. D. 1923 between

W.C. Jones, an unmarried man,

of Bixby, Tulsa County, in the State of Oklahoma, ~~part~~ of the first part, and,

Basil Ray Jones, of

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations,

the receipt whereof is hereby acknowledged, said part Y of the first part do ES 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:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18, Range 13, East, containing 40 acres, be the same more or less, according to the government survey thereof. This conveyance is made upon the following conditions, first; Mary A. Jones, morthor of the said Basil Ray Jones, shall have the sole right of possession of said premises and shall pay all expenses, charges and taxes against the same for a term of five years from the date hereof, to-wit; up to and including the 6th Nov. 1928, upon which date said title shall become absolute in the said Basil Ray Jones and that he shall become the fee-simple owner thereof; Except, that the said W. C. Jones, grantor herein, reserves to himself as his absolute property a one-half undivided interest in and to all oil, gas and mineral rights in the above described tract, there having been heretofore reserved in behalf of one Hugh L. McWilliams, of Muskogee, Oklahoma, a one-sixteenth undivided interest affecting 20 acres of the above tract being more particularly described as the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 33, ***

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, W.C. Jones, grantor herein, for himself, his
heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part. Y of the second part that at the delivery of
these presents that he is lawfully seized in his
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 do lie, take and remain unto and for the use and benefit of the said part of the second part, his heirs, executors or administrators, to them and to their heirs, executors or administrators, forever.~~

INTERNAL REVENUE

\$ 1.00

Cancelled

*** Township 18, Range 13 East.

[illegible]

In Witness Whereof, The said part...Y...of the first part ha...S...hereunto set...his...hand...the day and year first above written.

W.C. Jones.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, D. E. MacMartin a Notary Public in and for said County and State on this 6th

day of November, 1923, personally appeared W. C. Jones, an unmarried man,

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 official seal the day and year last above written.

My commission expires June 9th, 1924. (SEAL) D.F. MacMartin Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 22 day of Nov. 1923 at 1:40 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.

County Clerk.