

COMPARED

DEED - General Warrant

DORSET FIDELITY COMPANY, DALLAS, TEXAS

THIS INDENTURE, Made this 20th day of October A. D. 1908, between Don Payne and Grace Payne, his wife of Adair County, in the State of Oklahoma, of the first part and H. J. Arnold, party of the second part.

WITNESSETH, That said part ies of the first part, in consideration of the sum of Eight thousand & (8,000) and 75/100 DOLLARS, the receipt whereof is hereby acknowledged, do 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 Adair and State of Oklahoma, to-wit: The west half of the north east quarter (NW 1/2, NE 1/4) of section twenty-two (22) Township seventeen (17) North range twelve (12) East containing eighty (80) acres more or less according to the government survey.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the Tenements, Hereditaments and Appurtenances thereunto belonging or in anywise appertaining forever.

And said Don Payne and Grace Payne for their 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 and absolute and indefeasible estate of inheritance, in fee simple, of in and to all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other Grants, Titles, Charges, Estates, Judgments, Taxes, Assessments, and Encumbrances, of what nature or kind soever; Except an oil and gas mining lease to Edward J. Bonacker and assigned by him to the Superior Oil & Gas Company, Inc. which is properly understood and agreed that all royalties and interests, charges and rights in said lease reserved to parties of the first part, pass to and be enjoyed by the party of the second part by their covenants and the same are hereby granted, sold, conveyed and assigned to the party of the second part and that they will warrant and forever defend the same unto said part y of the second part, his heirs and assigns, against said part ies of the first part, their heirs, 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 first the day and year above written.
witness as: H. J. Mitchell Sign Here Don Payne
J. E. Russell Grace Payne

STATE OF OKLAHOMA,
County of Adair ss.
BEFORE ME W. H. Mitchell a Notary Public,
in and for said County and State, on this 21st day of October A. D. 1908 personally appeared Don Payne and Grace Payne 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.

GIVEN UNDER MY HAND OFFICIALLY THIS 21st day of Oct. A. D. 1908.
(seal) W. H. Mitchell
My commission expires March 9th 1912. Notary Public

FILED FOR RECORD the 21 day of Oct. A. D. 1908, at 12 o'clock M.
Recorded the 21 day of Oct. A. D. 1908, at 12 o'clock M.
By H. C. Walker Deputy.
(seal) Reg. of Deeds

State of Oklahoma, ss. Before me, W. H. Mitchell, a Notary Public, in and for said County and State, on this 21st day of October, 1908, personally appeared Don Payne and Grace Payne, his wife, 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. W. H. Mitchell, Notary Public.