

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS:

That Percy Wyly, and Ida Wyly his wife of Tahlequah, Cherokee county, state of Oklahoma parties of the first part, for and in consideration of the sum of eight hundred twenty-five 200/100 (\$825.00) dollars, in hand paid, the receipt whereof is hereby acknowledged by these presents, grant, bargain, sell and convey unto W. P. Phillips of Tulsa county, and state of Oklahoma party of the <sup>second</sup> part, and unto his heirs and assigns forever, all the following described real estate property and premises, situate in Tulsa county, and state of Oklahoma, to-wit:

The north half of the north west quarter of the southeast quarter, and the southeast quarter of the northwest quarter of the southeast quarter all in section, thirty, township twenty-one, north, range thirteen east.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the said party of the second part, and his heirs and assigns forever, and the said parties of the first part for themselves and their heirs, executors, administrators, and assigns, do hereby covenant promise and agree to and with the said party of the second part, that at the delivery of these presents they were 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, discharged, and unincumbered of any and all former and other grants, charges, titles, estate, judgments, mortgages, taxes, assessments, liens and incumbrances of whatsoever kind and nature, except oil and gas mining lease dated November eleventh, 1903, filed June 23, 1907 at 3:00 o'clock A. M. and recorded in book in the office of the Clerk of the U. S. Court at Tulsa T. T. in favor of the Quinto Oil Co. a corporation.

And the said parties of the first part will, and their heirs, executors, administrators and assigns shall, forever warrant and defend the title to said granted premises, unto the said party of the second part, his heirs, executors, and administrators and assigns, against said parties of the first part and their heirs, and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands at Tahlequah, Cherokee, Oklahoma, this the 20th day of January, A. D. 1910.

Percy Wyly (seal)

Ida Wyly (seal)

STATE OF OKLAHOMA, )  
 )SS.  
COUNTY OF CHEROKEE, )

Before me, Leon Lawrence Leslie, a Notary public within, and for the county and state aforementioned, duly commissioned and acting as such, on this the 20th day of January, A. D. 1910 personally appeared Percy Wyly to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he had executed the same as free and voluntary act and deed for the consideration, uses and purposes therein contained and set forth, and I do hereby so certify.

And I further certify that on this same day also personally and voluntarily appeared before me, the said Ida Wyly, wife of the said Percy Wyly to me known to be the identical person who executed the within and foregoing instrument, and in the absence of her said