

DEED RECORD

COMPARED

SAML. DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20010

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 30th day of March, A. D. 1914, betweenJames W. Ward and Sadie Ward his wife of CollinsvilleTulsa County, in the State of Oklahoma, of the first part, andAbraham Essau of Collinsville Oklahoma,

of the second part:

WITNESSETH, The said part 1st of the first part, in consideration of the sum ofTwenty six Hundred & no/100 (\$2600.00) and no DOLLARS,the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 2nd of the second part,his heirs and assigns, all of the following-described real estate, situated in the County of Tulsaand State of Oklahoma, to-wit: The south half (1/2) of northeast quarter (N.E. 1/4) of section TwentyThree (23) Township Twenty Two North (22) Range Thirteen (13) East of theIndian Base and meridian containing Eighty acres more or less This deedis given subject to a certain oil and gas mining lease covering the abovedescribed land the same to be assumed by party of the second partand he is to receive all rentals and royalties accruing therefrom

This deed is also given subject to a certain mortgage of \$800.00
executed in favor of Avery Investment Company, the same to be
assumed and paid by party of second part and is a part of the consideration
hereinwith.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever.

And said James W. Ward and Sadie Ward his wife,
themselves for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd of the second part,

that at the delivery of these presents they are lawfully seized in their own right of an 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 grants, titles, charges, judgments, taxes, assessments and incumbrances,
of what nature and kind soever; excepting as above set forth.

and that they will warrant and forever defend the title to the same unto said part 2nd of the second part his heirs and
assigns, against said part 1st of the first part their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand the day and year above written.Sign here James W. Ward
Sadie WardBefore me, W. F. Delf, a Notary Public, in and for the said County and State,on this 30th day of March, A. D. 1914, personally appeared James W. Ward and Sadie Ward, his wife of Collinsville

and Rogers County Oklahoma to me known to be the identical persons 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.

My commission expires March 16th 1914 Seal W. F. Delf Notary Public.This instrument was filed for record on the 31st day of Mar, A. D. 1914, at 2:30 o'clock P. M.Fee, \$ Seal W. C. Warkley Register of Deeds.By Seal Deputy.