

2291

J. A. Kuhn and Lucy Kuhn, his wife,
Grantors.

to

Rogers County, State of Okla.
Grantee.

WARRANTY DEED.

Dated, - - - - -

Filed, Aug. 13, 1925 at 2 P.M.

Recorded in Book 187 Page 240,
records of County Clerk, Rogers
County, Oklahoma,

Consideration: \$1.00, receipt ack.

HEREBY grant, bargain, sell and convey, the following described
premises, situate in _____ County, Okla., to-wit:

Beginning at a point $16\frac{1}{2}$ South of the NW corner of the $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of
Sec. 27 Twp. 21 N. R. 16 E., thence due East 2510.5 feet; thence South
43 Deg. 18 Min. East 195 ft. to the West line of the $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of
said Section; thence ; thence due South 96.1 feet; thence North 43 deg
18 Min. West 193 ft.; thence Northwesterly on a curve to the left
(Radius of curve 254.94') a distance of 205.7 ft.; thence due West
2322.4 ft.; thence due North $16\frac{1}{2}$ ft. to point of beginning, containing
1.35 acres more or less, all in the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ and $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of
Sec. 27 T. 21 N. R. 16 E.

with all improvements thereon and WARRANT the title to the same. (no exceptions)

J. A. Kuhn
Lucy Kuhn.

ACKNOWLEDGED by J. A. Kuhn and Lucy Kuhn, his wife, on Aug. 8, 1925,
before D. J. Matthews, County Clerk of Rogers County, Okla.

(seal) (Ack. regular Okla. form)

2376

C. D. Bryant and Alma L. Bryant, his
wife, Grantors.

) EASEMENT.

) Dated, Oct. 14, 1942.

) Filed, Dec. 22, 1942. at 3:40 P.M.

to

) Recorded in Book 254 Page 459
) records of County Clerk, Rogers
) County, Oklahoma,

State of Oklahoma,

Grantee.

) Consideration: \$25.00 & other good &
) valuable consideration, receipt ack.

HAVE this day granted, bargained, sold and conveyed, a perpetual easement across, over and under the following described land, to-wit:

A strip, piece or parcel of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 27 Tp 21 N. R. 16 E., in Rogers County, Okla., said parcel of land being described by metes and bounds as follows:

Beginning at the point where the West right of way line of the Missouri-Pacific R.R. intersects the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 147.6 ft. South of the NE corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, thence South along said East line a distance of 145.2 ft., thence N 43 deg. 30 min. W a distance of 403.7 ft. to a point on the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 277.9 ft. West of the NE corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, thence East along said North line a distance of 137.8 ft. to a point on said railroad right-of-way, thence Southeasterly along said R.R. right-of-way line a distance of 203.5 ft. to Point of beginning., containing 0.23 acres, more or less, of new right-of-way, the remaining area included in the above description being the right-of-way occupied by the present highway.

IN CONSIDERATION of the construction of an improved highway, the grantor herein agrees to prohibit the construction of any signs, bill boards or other advertising devices within 150 ft. of the center line of said highway, etc.

COVENANTS to WARRANT and DEFEND the title

C. D. Bryant
Alma L. Bryant.

ACKNOWLEDGED by C. D. Bryant and Alma L. Bryant, his wife, on Oct. 14, 1942, before A. W. Ulmark, a Notary Public for Rogers County, Okla.
(seal) Com. Ex. Jan. 20, 1945. (Ack. regular Okla. form)