WARRANTY DEED
Oklahoma Statutory Form

THIS INDENTURE is made this ____ day of _____ A.D., 20__ between _____, party of the first part, and _____, party of the second part.

WITNESSETH, That in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt of which is hereby acknowledged, said party of the first part does, by these presents, grant, bargain, sell and convey unto said party of the second part, _____ and assigns, all of the following described real estate situated in the County of _____, State of Oklahoma, to-wit:

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever. And said party of the first part, _____ and assigns does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that _____ is/are lawfully seized in _____ 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, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, _____ and assigns, against said party of the first part, _____ _____ and assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has/have hereunto set _____ hand(s) the day and year first above written.

_____ _____

_____ _____

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, 20___, by _____
_____.

My Commission Expires:

_____ _____
(seal) Notary Public