

No 58 58.

EX-11
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J. Fred Dee. } Western District of the Indian Territory.
To } Warranty Deed.
William McKay }

Know all men by these presents: That we J. Fred Dee and Nellie E. Dee his wife for and in consideration of the sum of three Hundred Dollars cash and a further valuable consideration the party of the second part hereby agrees that he will not erect any other building of whatever kind or nature or character upon said premises herein conveyed other than a dwelling house the dimensions of which shall not be less than 20x30 feet and the studding upon same shall not be less than 16 feet high, and the said house not to cost less than Two Thousand Dollars, and the front of said building shall set back twenty five feet from the front line of said lots, and it is further agreed that said lots shall not be used for any purpose whatsoever until said house is erected thereon, and after it shall have been erected, or built, it shall not be used for any purpose whatsoever except a private dwelling. It is further agreed by and between the parties hereto that in default of any of the conditions herein then the said parties of the second part their heirs or assigns shall immediately re convey and surrender the title in and to said lots as herein after described to the said J. Fred Dee, that for and in consideration of the above and foregoing stipulations and agreements on the part of William M. Loy, we do hereby, grant, bargain, sell and convey unto the said William M. Loy and unto his heirs and assigns forever, the following lands lying in the City of Tulsa Western District of the Indian Territory to-wit: Lot twenty one and twenty two (21 & 22) in Block six (6) in Buena Vista Park Addition to the City of Tulsa, subject to the stipulations and conditions contained in and made a part of the consideration of the purchase price of said land as herein before set out. To Have and To Hold the same unto the said William M. Loy and unto his heirs and assigns forever, with all the appurtenances thereto belonging.

I contract and bind myself with said William M. Loy that we will forever warrant and defend the title of said lands against all persons claiming the same by or through me.

And I Nellie E. Dee wife of the said J. Fred Dee for and in consideration of the said sum of money, do hereby release and relinquish unto the said William M. Loy all my rights of dower and homestead in and to the said land

Witness our hands and seal on this the 14 day of August 1907.

J. Fred Dee (L.S.)
Nellie E. Dee (L.S.)