

COMPARED

No 220049 GH

TRUSTEE'S DEED.

no Revenue

THIS INDENTURE, Made this 1st day of January A.D. 1923, between the Title Guarantee & Trust Company, a corporation as Trustee organized under the laws of the State of Oklahoma, having its principal place of business in Tulsa County, in the State of Oklahoma, party of the first part, and M. N. Ford party of the second part.

WITNESSETH: That in consideration of the sum of Eleven Hundred Twenty-five and no/100 dollars, the receipt whereof 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, his heirs, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eleven (11) in Blk Three (3) Risedale
Terrace Second Addition to the city of Tulsa,
Oklahoma according to the recorded plat thereof.

Said trustee on behalf of those owing beneficial interest in said real estate at the time of the execution of this Deed as is shown in a certain warranty deed now of record in the office of the County Clerk of Tulsa County, Oklahoma, in Book 395 at page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate, and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgments, and other liens or encumbrances of whatsoever kind or nature, and hereby binds that having the beneficial interest in said premises, their heirs and assigns forever to observe the covenants and agreements herein contained, and to warrant and defend the title to said land against all claims of every nature. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than twenty-five Hundred dollars (\$2500.00) and that said lot ~~shall be~~ ^{may} sold to persons of African descent.

In Witness Whereof, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be hereunto, and the same to be attested by its secretary the day and year first above written.

Attest: (Corp Seal)

V.H. Day
Secretary.

Title Guarantee & Trust Company,

By J.M. Winters

Vice President.

State of Oklahoma,)
Tulsa County,) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of January, 1923, personally appeared J.M. Winters, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation for the uses and pur-