

211034

C. J.

COMPARED

GENERAL WARRANTY DEED

(CORPORATION FORM)

INTERNAL REVENUE

\$ 2500

Canceled

This Indenture, Made this 28th day of September A. D. 1922, between TERRACE DRIVE COMPANY a corporation, organized under the laws of the state of Oklahoma of Tulsa County of Tulsa, State of Oklahoma, party of the first part, and James Harold Buell party of the second part.

WITNESSETH, That in consideration of the sum of Thirty-Two Hundred Fifty- 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:

South Seventy-five (75) feet of the East One-Hundred-Seventy (170) feet of Lot One (1) in Block Five (5) of Terrace Drive Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

Also a perpetual easement along the south line of the West 100 feet of said lot One (1), for the purpose of constructing, maintaining and repairing sanitary sewers to connect with the public sewer together with the right of ingress and egress for the purposes of said easement.

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 TERRACE DRIVE COMPANY A CORPORATION its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that it is lawfully seized in its 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 and incumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of whatsoever nature and kind. EXCEPT General and Special taxes for the year 1923 and subsequent years and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected to cost less than Twelve-Thousand - Five-Hundred (\$12500.00) Dollars and no part of which shall be nearer the front curb line than Seventy (70) feet. and that said Corporation will WARRANT and FOREVER DEFEND the same unto said party of the second part his heirs, executors or administrators, against said party of the first part, their successors or 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 hereto has caused these presents to be signed in its name by its president, and the corporate seal to be affixed, attested by its Secretary at Tulsa, Oklahoma, the year and day first above written

ATTEST:

(CORPORATE SEAL)

TERRACE DRIVE COMPANY

By Emma G. Carr, Secretary

Name of Corporation

(Secretary or Officer required by Company's By-Laws)

By J. M. Gillette

President

STATE OF OKLAHOMA, Tulsa County, SS.

Before me, the undersigned a Notary Public in and for said County and State, on this 28th day of September 1922, personally appeared J. M. Gillette to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 such