

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 deliver 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 unincumbered 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, 1921 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 thereon to cost less than Forty Five Hundred Dollars (\$4500.00), when completed, no part of which shall be nearer the front lot line than thirty feet (30) 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.

(Corporation Seal)

TERRACE DRIVE COMPANY,

Name of Corporation

By J. M. Gillette, President.

Attest:

J. O. Osborn Sec'y.
(Secretary or Officer required by Company's By-laws)

State of Oklahoma, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of December 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 corporation, for the uses and purposes therein set forth.

Witness my and official seal the day and year above written.

(Seal)

B. French, Notary Public.

My commission expires 10/6/26.

Filed for record in Tulsa, Tulsa County, Oklahoma, Dec. 8, 1922, at 4:10 o'clock P.M. and r c and recorded in Book 426, Page 347.

By F. Delman, Deputy. (Seal)

O. D. Lawson, County Clerk.

215932 C.M.J.

COMPARED

GENERAL WARRANTY DEED.
(Oklahoma Statutory Form)

INTERNAL REVENUE

THIS INDENTURE, Made this 13th day of November A.D. 1922, between Cyrus S. Avery, Essie M. Avery, his wife; Alva J. Niles, Ethel M. Niles, his wife; and C. W. Brewer, Eugenia Brewer, his wife; of Tulsa County, Oklahoma, of the first part, and Julian L. Nelson party of the second part.

WITNESSETH, That in consideration of the sum of Three Hundred and Fifty and no/100 Dollars, the receipt of which is hereby acknowledged, said parties of the first part, do by these presents, grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit:

Lot Sixteen (16) in Block Sixteen (16) in Federal Heights Second Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.