

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 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) and 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.

ATTEST:

By J. O. Osborn Sec'y	(CORPORATE SEAL)	TERRACE DRIVE COMPANY
(Secretary or Officer required by Company's By-Laws)		Name of Corporation
	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 23d day of November 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 hand and official seal the day and year above written.

My commission expires 1/25/25 (SEAL) Lura B. Wood, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 23, 1922 at 1:25 o'clock P.M.
in Book 427, page 459

By T. Delman, Deputy (SEAL) O. D. Lawson, County Clerk

214575 C. J. COMPARED

TRUSTEE'S DEED

INTERNAL REVENUE

THIS INSTRUMENT, Made this 23rd day of November A. D. 1922, between the FIRST GUARANTY & 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 R. E. BROOKS, party of the second part.

WITNESSETH, That in consideration of the sum of fifteen 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 the 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 Eighteen (18) Block Two (2) in Ridgedale Terrace Second Addition to the City of Tulsa, according to the recorded plat of said addition.

Said Trustee, on behalf of those owning 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,