

a Notary Public, in and for the county and state aforesaid, personally appeared Jake Lyons and ----- 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 such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written

My Commission expires May 1, 1926 (SEAL) A. V. Long, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 15, 1922 at 11:45 o'clock A. M. in Book 430, page 410

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

216580 C. J. ~~WARRANTY DEED~~ **COMPARED**

THIS INDENTURE, Made this 15th. day of December A. D. 1922 between Acre Gardens Addition Company, A Corporation of Tulsa County, in the state of Oklahoma, of the first part, and W. F. Lassetter of the second part. **INTERNAL REVENUE** \$ 2.50

WITNESSETH, That the said party of the first part in consideration of the sum of Sixteen Hundred and no/100 and (\$1600.00) Dollars the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees: That no residence that shall cost less than \$1500.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any person of African descent known as negroes; provided, however, that the building of a servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof:----- does by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lots One (1) Two (2), Nineteen (19) and Twenty (20) in Block One (1), in Acre gardens Addition to the City of Tulsa, Oklahoma, according to the plat thereof duly recorded in the office of Register of Deeds within and for Tulsa County, Oklahoma.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Acre Gardens Addition Company, A Corporation, for its heirs, executors, or administrators, does hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents 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, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever except taxes for the year 1922 and thereafter, and that it WILL WARRANT AND FOREVER DEFEND THE SAME unto the said party of the second part his heirs and assigns, against said party of the first part, its heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

IN WITNESS WHEREOF, The said party of the first part has hereto set its hand the day and year first above written.

ATTEST

S. W. Mitchell
Secretary

(CORPORATE SEAL) ACRE GARDENS ADDITION COMPANY

By R. K. Hughes
President

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