

Filed for record in Tulsa County, Okla. on Dec. 5, 1922, at 4:45 P.M. and duly recorded in book 431, page 450, By F. Delman, Deputy, (SEAL) O.D. Lawson, County Clerk.

215602 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE

\$ 15.00

Cancelled

This indenture, made this 4th day of December, 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 Clyde L. Sears, party of the second part.

Witnesseth: That in consideration of the sum of fourteen hundred 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 two (2) of Block six (6) of the subdivision  
of a part of block five (5) of Terrace Drive  
addition to the City of Tulsa, County of Tulsa,  
State of Oklahoma, according to the recorded  
plat thereof,

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances, of whatsoever nature and kind, except, general and special taxes for the year 1922, 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) 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.

(Corp. Seal) Terrace Drive Company,

BY J. M. Gillette, President.

By J. O. Osborn, Sec'y.

State of Oklahoma )  
Tulsa County ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th 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