

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 promises, 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 1919, 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 four thousand dollars, (\$4000.00) no part of which shall be nearer the front lot line than twenty five feet (25') 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,

Attest: J. O. Osborn, Secretary.

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 9th day of January, 1923, 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 Dec. 4, 1925. (SEAL) H. L. Williams, Notary Public.

Filed for record in Tulsa County, Okla. on Jan 12, 1923, at 3:40 P.M. and duly recorded in book 432, page 255, By Brady Brown, Deputy,

(SEAL) O. G. Weaver, County Clerk.

218943 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE
\$ 60
Cancelled

This indenture, made on the twentieth day of September, A.D. one thousand nine hundred and twenty one, by and between Owen O. Graves of St. Louis, Missouri, party of the first part, and Mrs. H. O. Wells, Oakhurst of the County of Tulsa, in the State of Oklahoma, party of the second part:

Witnesseth, that the said party of the first part, in consideration of the sum of one hundred and fifty no/100 dollars paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, and sell, convey and confirm, unto the said party of the second part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Tulsa, and State of Oklahoma, to-wit: All that parcel of land described as lot thirty six, in block sixteen (in the east addition to New Tanaha, Oklahoma, Section 32, 19-12.

To have and to hold the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining