

County and State on this 15th day of Dec. 1922, personally appeared Minnie Swartz to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires 2/23/1924.

(SEAL) Frank F. Cochran, Notary Public.

Filed for record in Tulsa County, Okla. on Dec. 22, 1922, at 1:00 P.M. and duly recorded in book 432, page 30. By F. Dalman, Deputy, (SEAL) O.D. Lawson, County Clerk.

217254 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE

\$ 150

Cancelled

This indenture, made this 20th 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 Effie Pearl Mauzey, party of the second part.

Witnesseth, that in consideration of the sum of seven hundred seventy 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 said party of the second part, her heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot four (4) block sixteen (16) of the re-subdivision of block six (6) and lots one (1) two (2) and three (3) in block four (4) in Terrace Drive addition to the City of Tulsa, in Tulsa County, 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 any wise appertaining forever.

And said Terrace Drive Company, a corporation, its successors or assigns, does hereby covenants, promise and agree to and with the said party of the second part that 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 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 five thousand dollars (\$5000.00) no part of which shall be nearer the front lot line than twenty-five (25') and that said Corporation will warrant and forever defend the same unto said party of the second part her 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, Sec'y.

By J. M. Gillette, President.

State of Oklahoma)

Tulsa County)

Before me, the undersigned a notary public, in and for said county