

434 State of Oklahoma }
Tulsa County . } ss.

Before me, the undersigned, a Notary Public in and for said county and state on this 22nd day of January, 1923, personally appeared Joe Chambers 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.

My commission expires May 15, 1924 (SEAL) E. F. Jennings, Notary public
Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 22, 1923 at 2:00 o'clock P. M. in Book 454, page 338

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

219768 C.J. COMPARED GENERAL WARRANTY DEED INTERNAL REVENUE
(CORPORATION FORM) \$50

This Indenture, Made this 19th day of January A. D., 1923, 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 Jake B. Wilkerson party of the second part.

WITNESSETH, That in consideration of the sum of One Dollar (1.00) and other good and valuable consideration, ^{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 eight (8) block eight (8) of the subdivision of blocks two (2) three (3) and seven (7) 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 any wise 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, judgments, taxes, assessments and incumbrances, of whatsoever nature and kind, EXCEPT, any taxes that are now due or hereafter may become due, and any special improvement taxes, 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 two thousand dollars (\$2000.00) when completed, no part of which shall be nearer the front lot line than twenty feet (20') and that said Corporation will WARRANT and FOREVER DEFEND the same unto said party of the second 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:

Dr J. O. Osborn, Secretary

(Secretary or Officer required by Company's By-laws

(CORPORATE SEAL)

TERRACE DRIVE COMPANY
Name of Corporation

By J. H. Gillette

President