

WARRANTY DEED RECORD NO. 436

This Indenture, Made this 22nd day of January, A.D., 1923 between

D. J. Powers and Eleanor F. Powers his wife,

of Tulsa County, in the State of Oklahoma, party of the first part and

R. K. Chaney

party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred Ninety & no/100

DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said party of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Seventeen (17) in Block Two (2) of the Lorraine Drive
Addition to the city of Tulsa, Oklahoma according to the
recorded plat thereof.

Provided however, that no house other than a dwelling and appurtenances thereto which shall cost not less than Twenty-five Hundred (\$2500.00) dollars shall be built on the said property hereinabove described upon any violation of this restriction the said property hereinabove described shall revert to the party of the first part.

INTERNAL REVENUE

\$100

Canceled

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 D. J. Powers and Eleanor F. Powers for themselves and their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents the said party of the first part lawfully seized in their 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 and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

and that the said party of the first part will warrant and forever defend the same unto the said party of the second part their heirs and assigns against said party of the first part his heirs and 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 have hereunto set their hand and seal the day and year first above written.

D. J. Powers

Eleanor F. Powers

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, M. Craddock a Notary Public, in and for said County and State on this 22nd

day of January 1923, personally appeared

D. J. Powers

and Eleanor F. Powers his wife

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they

executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires 7-24-23 (SEAL) M. Craddock Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 22nd day of Jan., 1923, at 4:30 o'clock P.M.

Book No. 436, Page No. 146

(SEAL) O. G. Weaver County Clerk.

Brady Brown

Deputy.