

COMPARED

of the execution of this deed as is shown in a certain Warranty Deed now on record in the office of the County Clerk of Tulsa County, Oklahoma, in Book 375, at page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgements, and other liens or encumbrance of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever warrant and defend the Title to said land against all claims of every nature.

Improvements to be erected on said lot are restricted to one residence and garage, costing not less than Twenty Five Hundred and No/100 Dollars (\$2500.00) and that said lot shall not be sold to persons of African descent.

IN WITNESS WHEREOF, The said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice president and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

ATTEST;

V. H. Day

Secretary

(CORPORATE SEAL)

TITLE GUARANTEE & TRUST COMPANY

BY J. M. Winters

Vice President.

State of Oklahoma }
Tulsa County } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of February 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice 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 said corporation for the use and purpose therein set forth, and in capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year last above mentioned.

My commission expires Aug 10th 1925

(SEAL) F. D. Kennedy, Notary public

Filed for record in Tulsa County, Tulsa Oklahoma, Apr. 4, 1923 at 4:40 o'clock P.M.
in Book 442, page 611

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

226659 C. J. COMPARED

RELEASE OF MORTGAGE--CORPORATION

IN CONSIDERATION of the payment of the debt therein named THE CALVERT MORTGAGE COMPANY a corporation, does hereby release Mortgage made by Florence A. Ratcliff, nee Saper & E. E. Ratcliff, her husband to Leonard and Branniff and later assigned to it and which is recorded in Book 267 Mortgages, Page 234 of the records of Tulsa County, State of Oklahoma, covering the Lot 24, Block 1, Lake View Addition, to Tulsa, Tulsa County, Oklahoma in Tulsa County, State of Oklahoma.

IN WITNESS WHEREOF THE CALVERT MORTGAGE COMPANY has caused these presents to be signed by its (x) president, and its corporate seal to be affixed this 12th. day of March 1923.

Attest:

(CORPORATE SEAL)

THE CALVERT MORTGAGE COMPANY

Walter R. Heath

By Chas. L. Hutchins

Secretary

President