

442

2227622222 See page 59

THIS INDENTURE, made this 13th day of February A. D. 1914, between Orcutt Addition Company, a corporation of Tulsa, Oklahoma, of the first part, and J. I. Cole, of the second part.

WITNESSETH, The said party of the first part, in consideration of the sum of \$400.00 Four Hundred and no/100 Dollars, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said part--- of the second party, heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma.

Lots Number One (1) and Two (2), in Block Fifteen (15) in Orcutt Addition to the City of Tulsa, according to the recorded plat thereof.

This deed is subject to the condition and reservation binding upon the part----- of the second party heirs and assigns, that in no event shall the party of the second part his heirs or assigns, erect upon the within premises a building to be used for residence purposes costing less than \$1000.00

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Orcutt Addition Company for itself and its successors and assigns does hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever;

---and that it will warrant and forever defend the title to the same unto said party of the second part his heirs and assigns against said party of the first part its successors and assigns and all and every person whomever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the party of the first part has caused the execution of this instrument.

Attest:

W. P. Moore

Secretary

(CORPORATE SEAL)

ORCUTT ADDITION COMPANY,

By Annie B. Orcutt

President

STATE OF OKLAHOMA,)
Tulsa County) SS.

Before me, the undersigned, a Notary Public in and for the said County and State, on this 20th day of February 1914, personally appeared Annie B. Orcutt, to me known to be the identical person who executed the within and foregoing instrument, as President of the maker thereof and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My commission expires June 5th 1917

(SEAL)

Russ L. Grant, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feb. 14, 1923 at 2:45 o'clock P. M. in Book 442. page 59

By Brady Brown. Deputy

(SEAL)

O. G. Weaver, County clerk