

therein set forth.

Witness my hand and Notarial Seal the date above written.

My commission expires July 24th 1926.

(SEAL)

J. T. Chamblee - Notary Public.

Filed for record at Tulsa, Tulsa County, Oklahoma Feb. 26, 1923 at 8:00 o'clock A. M.

and recorded in Book 444 Page 138.

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

222753-ACM

WARRANTY DEED - *Special*

COMPARED

THIS INDENTURE, Made and entered into this 14th day of February, 1923, between Charles Page, of Sand Springs, Oklahoma, of the first part, and hereinafter designated the Seller, and Garry, and Jess L. Catron Husband and wife of the Second Part, hereinafter designated the Purchaser.

INTERNAL REVENUE

\$ 100

Cancelled

WITNESSETH:

THAT WHEREAS, said Charles Page, is the founder of Sand Springs Home, located in the County of Tulsa, State of Oklahoma, and in the vicinity of the lands hereinafter described, and has incorporated the same as an eleemosynary corporation under the laws of the State of Oklahoma, and

NOW, for and in consideration of the sum of One Thousand (1000.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, and also for the further consideration of the agreement between the parties hereto, for themselves, their heirs, successors and legal representatives, that intoxicating liquors shall never be manufactured, sold or otherwise disposed of, as a beverage, in any place of public resort, in and upon the premises hereby granted, or any part thereof, and the express reservation to the Seller, his heirs and assigns, that in case that any of the conditions concerning intoxicating liquors are broken by the Purchaser, his heirs, successors, assigns, or legal representatives, then this deed shall become null and void and all right, title and interest in and to the premises hereby conveyed, shall revert to the said Sand Springs Home, its successors and assigns, and the Purchaser, by accepting this deed for himself, his heirs, executors, administrators, successors and assigns, consent and agrees to this reservation and condition, as well as to the reservation, conditions and agreements hereinafter set out, the said Seller further, excepting and reserving unto himself, his heirs and assigns, the oil, gas, fire clay, coal and all other minerals lying in and under the premises hereinafter described, does hereby bargain, sell, convey and confirm unto the Purchaser, his heirs, successors and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma, to-wit: The North Forty Five Feet (45) of Lot Number Ten (10) Block Number Eighteen (18) in the Oak Ridge Addition to the City of Sand Springs Oklahoma. These premises to be used for residence purposes only; Said residence to be thoroughly modern and to consist of not less than Five rooms. Purchaser to pay any and all taxes and assessments levied by public authority that may become a lien on said premises after the expiration of the year 1923, according to the recorded plat and recorded in the office of Register of Deeds, Tulsa County, Oklahoma.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and warrant the title to the same, unto the said purchaser, his heirs, successors and assigns, forever, subject nevertheless to the conditions and reservations and agreements hereinbefore and hereinafter set forth, according to the true intent and meaning thereof.

And the seller, for himself and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors,