

Filed for record at Tulsa, Tulsa County, Oklahoma Feb. 27, 1923 at 3:40 o'clock P. M.
and recorded in Book 444 Page 172.

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk

222956-ACM

GENERAL WARRANTY DEED

COMPARED

This Indenture, Made this 27th day of February 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 Fay M. Ham party of the second part.

WITNESSETH, That in consideration of the sum of Nine Hundred (\$900.00) 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 Three (3) in Block Fifteen (15) of the resubdivision of Block Six (6) and Lots One (1), Two (2) and Three (3) of Block Four (4) of Terrace Drive Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

NOTE: This deed is given to correct description on deed dated March 29, 1921, covering the above property, from said corporation to said Fay M. Ham, the former deed being recorded in Book 319, Page 335, of the records of Tulsa County.

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 Addition, 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 general and special taxes for the year 1920 and subsequent years; and it is further agreed between the parties hereto that no residence shall be constructed on this property that costs less than Five Thousand Dollars (\$5,000.00), no part of which shall be nearer the front lot line than twenty-five feet (25') and that said Corporation will WARRANT and FOREVER DEFEND the same unto said party of the second part 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 in Tulsa, Oklahoma, the year and day first above written.

ATTEST

TERRACE DRIVE COMPANY

by J. O. Osborn - Secretary

(CORP)
(SEAL)

By J. M. Gillette - President

STATE OF OKLAHOMA, Tulsa County, SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of February 1923, personally appeared J. M. Gillette to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 such corporation, for the uses and purposes therein set forth.