

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

(SEAL) Iva Latta, Notary Public.

My commission expires March 31, 1926.

Filed for record in Tulsa County Okla. on April 27, 1923, at 11:00 A.M. and duly recorded in book 445, page 592, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

228792 - BH

COMPARSED GENERAL WARRANTY DEED.

1.50

Cancelled

This indenture, made this 27th day of April, 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 L. L. Bates and D. R. Bates, party of the second part,.

Witnesseth, that in consideration of the sum of fifteen hundred (\$1500.00) dollars, the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents, grant, bargain, sell, and convey unto said parties of the second part, their heirs, executors, or administrators all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot eleven (11) Block one (1) of the subdivision
of a part of block five (5) of Terrace Drive addition,
to the City of Tulsa, County of Tulsa, State of
Oklahoma, according to the recorded plat thereof.

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

And said Terrace Drive company, a corporation, its successors or assigns, does hereby covenant, promise and agree to and with said parties of the second part at the delivery of these presents that it is lawfully seized in its own right of an absolute and infeasible 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, judgements, taxes, assessments and incumbrances of whatsoever nature and kind. Except general and special taxes for the year 1922 and subsequent years, and it is further agreed between the parties hereto that this property is sold for residence purposes only and no dwelling shall be erected thereon to cost less than forty five hundred dollars (\$4500.00) no part of which shall be nearer the front lot line than thirty (30) feet, and that said Corporation will warrant and forever defend the same unto said parties of the second part, their 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, at Tulsa, Oklahoma, the year and day first above written.

(Corp. Seal) Terrace Drive Company, *Name of Corporation*,

By J. M. Gillette, President.

Attest: By J. O. Osborn, Secretary.

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 April, 1923, personally appeared J. M. Gillette,