

and recorded in Book 446, Page 208.

By Brady Brown, Deputy.

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

224279-GB

WARRANTY DEED

PROBATE

SPECIAL

RECEIVED TULSA

THIS INDENTURE, Made and entered into this 7th, day of March, 1923, between Charles Page, of Sand Springs, Oklahoma, of the first part, and hereinafter designated the Seller, and John S. & Laella B. Babbitt, of the Second Part, hereinafter designated the Purchaser.

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 Six Hundred Forty Two (\$642.00) 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 representative, 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 and executors, administrators, successors and assigns, consents 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:

Lot Number Twelve (12) Block Number Eighteen (18)
OAK RIDGE ADDITION to the City of Sand Springs, Oklahoma.
These premises restricted to residence purposes only. Said residence to consist of at least five (5) rooms strictly modern.

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 1919.

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.