

In witness whereof, the undersigned owner and assignors, have signed and sealed this instrument this 28th day of April, 1924.

B. F. Coldwell & Sons,

By Leo. T. Coldwell, Attorney in fact.

State of Oklahoma)
County of Tulsa) ss On this 28th day of April, A.D. 1924, before me, the undersigned, a Notary Public, in and for said County and State aforesaid, personally appeared Leo Coldwell, Attorney in fact for B. F. Coldwell & Sons, to me known to be the identical person who executed the within and foregoing instrument, 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 B. F. Coldwell & Sons, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

(SEAL) Eva M. Cary, Notary Public, Tulsa County.

My commission expires July 5, 1927.

Filed for record in Tulsa County, Okla. on May 20, 1924, at 4:10 P.M. recorded in book 449, page 264, Brady Brown, Deputy.

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

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TRUSTEE'S DEED.

This indenture, made this 17th day of May, A.D., 1924, between the Title Guarantee & Trust Company, a corporation, as Trustee, organized under the laws of the State of Oklahoma, having its principal place of business in Tulsa County, in the State of Oklahoma, party of the first part, and S. E. Chaney, party of the second part.

Witnesseth, that in consideration of the sum of ten hundred ninety five and no/100 (\$1095.00) dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these presents grant, bargain, sell and convey unto the 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 twenty seven (27) in block three (3) of Ridgedale Terrace Second addition to the City of Tulsa, Tulsa County, Oklahoma,

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain warranty deed now of record in the office of the County Clerk of Tulsa County, Oklahoma, in book 395 at page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simply in and to said real estate, and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to the said party of the second part and that the same is clear, free and discharged of and from all former and other grants, charges, judgements, and other liens or encumbrances of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever, to observe the covenants and agreements herein contained, and to warrant and defend the title to said land against all claims of every nature, except general and special taxes for 1923 and thereafter, which grantee assumes. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than twenty five hundred