

450

year first above written.

M. B. Lucas

STATE OF OKLAHOMA, }  
County of Tulsa } SS.

BE IT REMEMBERED, That on this 24th day of April in the year of our Lord one thousand nine hundred and Twenty-three before me, a Notary Public in and for said county and state, personally appeared M. B. Lucas 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 for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires August 21, 1924 (SEAL) Harold S. Philbrick, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, April 26, 1923 at 10:45 o'clock A.M.  
in Book 450, page 222  
By Brady Brown, Deputy (SEAL) O. G. Weaver, county clerk

228681 C.J. COMPARED GENERAL WARRANTY DEED (CORPORATION FORM) INTERNAL REVENUE 102

This Indenture, Made this 23d day of April A.D. 1923, between WOODWARD PARK ADDITION 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 James Caplas party of the second part.

WITNESSETH, That in consideration of the sum of Eight Hundred Ten (\$810.00) 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 Nine (9) Woodward Park 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 in any wise appertaining forever. \*

And said Woodward Park Addition Company, 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 1921 and subsequent years, and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected thereon to cost less than Three thousand Dollars (\$3,000.00), no part of which shall be nearer the front lot line than twenty-five (25) feet, (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 of Tulsa,