

COMPARED

#225892 NS

WARRANTY DEED RECORD NO. 454

This indenture, Made this 27th day of April, A. D. 1923, betweenof Norman M. Grove and Amanda Nelson Grove, his wife,
Tulsa, County, in the State of Oklahoma, party of the first part andA. Hunt Cole, party of the second part.Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,
DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:All of Lot Thirty (30) in Block Five (5) Maywood
Addition to the City of Tulsa, as per the official
plat thereof.

INTERNAL REVENUE

\$ 1.00

Cancelled

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Grantors, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they are lawfully seized in their 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 and assessments and incumbrances of whatsoever nature and kind, EXCEPT:

Special assessments hereafter to mature, and it is further agreed between the parties hereto that this lot is sold for residence purposes only, and no dwelling shall be erected to cost less than four thousand dollars (\$4000.00) and no part of which shall be nearer the front lot line than twenty-five feet (25)

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party of the first part their heirs and 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 have hereunto set their hand s the day and year first above written.Norman M. GroveAmanda Nelson Grove,Tulsa,
STATE OF OKLAHOMA, County, ss.Before me, Helen Carnahan Notary Public, in and for said County and State on this 27th
day of April, 1923, personally appeared Norman M. Grove and Amanda Nelson Groveto me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they
executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires Jan. 26, 1927. (SEAL) Helen Carnahan Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 28 day of April, 1923 at 9:10 o'clock A. M.

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(SEAL)

O. G. Weaver, County Clerk.Brady Brown, Deputy.