

COMPARED

#229646 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 18th day of April, A. D. 1923, between
D.C. Powers and Eleanor F. Powers, his wife,
Tulsa, County, in the State of Oklahoma, party of the first part and
A.F. Sweeney party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred Thirty & No/100 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:

Lot Twenty-one (21) in Block One (1), Lorraine Drive Addition,
to the City of Tulsa, Oklahoma, according to the recorded plat
thereof.

As a part of the consideration herein designated, it is provided
that no house other than a dwelling and appurtenances thereto shall
be built on said lot which shall cost not less than Twenty-Five
Hundred (\$2500.00) Dollars, Except a small building for temporary
residence may be built on the rear of said lot.

Upon any violation of this restriction, the said property hereinabove
described shall revert to the party of the first part.

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 D.C. Powers and Eleanor F. Powers, for themselves and 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.

Taxes for the year 1921 and thereafter.

INTERNAL REVENUE
\$ 1.00
1/2
1/2

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 has ve herunto set their hand at the day and year first above written.

D.C. Powers,

Eleanor F. Powers,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, W.G. Brookman a Notary Public, in and for said County and State on this 19th
day of April, 1923, personally appeared D.C. Powers and Eleanor F. Powers,
his wife, xxx

to me known to be the identical persons 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 January 27th, 1925. (SEAL) W.G. Brookman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of May, 1923 at 11:35 o'clock A. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.