

#229910 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 17th day of April A. D. 1923, between
C.H. Sweet and Margaret C. Sweet, his wife and J.A. Porter and Ethel Crosbie Porter,
his wife, Tulsa, County, in the State of Oklahoma, party of the first part and
Bruce G. McAllister, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable con-
siderations, - - - - -
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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 Nineteen (19) Block Eight (8) Sun Rise Terrace Addition
to the City of Tulsa.

As a part of the consideration for this deed, grantee covenants that he will erect a residence on this property which shall cost not less than Three Thousand (\$3,000.00); and that the actual construction of said residence shall be begun within 30 days from the date hereof. A breach of this covenant by the grantee shall work an immediate forfeiture of title and the title to said premises shall thereupon immediately revert to the grantors herein. And upon breach of said covenant, grantee shall immediately deliver possession of said property to grantors and shall execute a quitclaim deed to said grantors for the same. In case suit is necessary to enforce this provision for forfeiture, grantee shall be liable for all cost and damages, including reasonable attorney fee.

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 First Parties, 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.

INTERNAL REVENUE

100

Cancelled

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 parties of the first part have hereunto set their hand at the day and year first above written.

C.H. Sweet,

Margaret C. Sweet,

J.A. Porter,

Ethel Crosbie Porter,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, John D. Freeman a Notary Public, in and for said County and State on this 17th day of April 1923, personally appeared C.H. Sweet and Margaret C. Sweet, his wife,
and J.A. Porter and Ethel Crosbie Porter, his wife,
to 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 June 25, 1923. (SEAL) John D. Freeman Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 8 day of May 1923 at 3:30 o'clock P. M.
Brady Brown, (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.