

In witness whereof the undersigned has hereunto attached his name this 3rd day of May, 1923,

James L. Powell.

State of Oklahoma)
County of Muskogee)

Before me, a Notary Public, duly commissioned and acting, personally appeared James L. Powell, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same of his own free will and accord for the uses and purposes therein set forth.

In witness whereof, I have hereunto attached my hand and official seal this 4th day of May, 1923.

(SEAL) Lee G. Grubbs, Notary Public.

My commission expires 9/19/1926.

Filed for record in Tulsa County, Okla. on May 8, 1923, at 1:00 P.M. and duly recorded in book 455, page 34, By Brady Brown, Deputy.

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

229882 - BH

COMPARED

INTERNAL REVENUE

\$ 1.50

Cancelled

WARRANTY DEED.

This indenture, made this 25 day of April, A.D. 1923, between G. C. Packard and Lula B. Packard, his wife, of Fort Smith, Arkansas, of the first part, and Rollie L. Warner and Wessie A. Warner, of the second part,

Witnesseth, the said party of the first part, in consideration of eight hundred fifty five and no/100 dollars the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, and State of Oklahoma, to-wit: Lot 13, Block 1, in East Highland, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the duly recorded plat of same.

To have and to hold the same, together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining forever. And I, the said G. C. Packard for myself and for my heirs, administrators, and assigns, do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents I was lawfully seized in my own right of an absolute and indefeasible state of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, title, charges, judgments, taxes, assessments, and incumbrances of what nature and kind soever, except taxes due or that may become due, and that they will warrant and forever defend the title to the same unto said parties of the second part their heirs and assigns, against said party of the first part, his heirs, successors and assigns, and all and every person whomsoever lawfully claiming or to claim the same.

It is further stipulated, agreed and understood, that the parties of the second part, their heirs, executors, administrators, or assigns, shall not build any house to be used as a dwelling house or residence on said lot or lots to cost less than three thousand and no/100 dollars. And it is understood, stipulated and agreed that this clause is for the benefit and protection of the grantors and of all persons who purchase lots from them in East Highland, an addition to the City of