

Lot nine (9) in block one (1) Ridgedale
Terrace second addition to the City of
Tulsa, Oklahoma, according to the recorded
plat thereof,

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as shown in a certain warranty deed now on record in the office of the County Clerk of Tulsa County, Oklahoma, in book 395, at page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgements and other liens or encumbrances of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever warrant and defend the title to said land against all claims of every nature. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than twenty five hundred & no/100/ ^{dollars} (\$2500.00) and that said lot shall never be sold to persons of African descent.

In witness whereof, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice-President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

(Corp. Seal) Title Guarantee & Trust Company.

By J. M. Winters, Vice-President.

Attest: V. H. Day, Secretary.

State of Oklahoma }
Tulsa County } SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of May, 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its Vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the use and purpose therein set forth, and capacity indicated.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL) V. A. Kinnison, Notary Public.

My commission expires March 1, 1927.

Filed for record in Tulsa County, Okla., on June 16, 1923, at 11:00 A.M. and duly recorded in book 455, page 363, By Brady Brown, Deputy,

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

233428 - BH

State of Oklahoma }
County of Tulsa } SS

AFFIDAVIT.

C. J. Hindman, being first duly sworn, says that he is well acquainted with Louise Berry Walker, that Louise Berry Walker has never resided in any part of Elm Park Addition; that Elm Park addition, or any part thereof, has never been and is not now the homestead of Louise Berry Walker or her family.

C. J. Hindman,