

233618 - BH

COMPARED

WARRANTY DEED.  
(Special)INTERNAL REVENUE  
\$ 1500  
Cancelled

This indenture, made and entered into this 18th day of March, 1920, between Chas. Page, of Tulsa, Oklahoma, of the first part, and hereinafter designated the seller and John W. Avery, of Sand Springs, Oklahoma, of the second part, hereinafter designated the purchaser.

Witnesseth:

That, whereas, Charles Page, is the founder of Sand Springs Home, located in the County of Tulsa, State of Oklahoma, and in the vicinity of the lands hereinafter described, incorporate the same as a charitable organization under the laws of the State of Oklahoma, and

Now, for and in consideration of the sum of twelve hundred eight & 74/100 (\$1208.74) dollars, in hand paid, the receipt of which is hereby acknowledged, and also for the further consideration of the agreement between the parties hereto, for themselves, their heirs, successors and legal representatives, that intoxicating liquors shall never be manufactured, sold or otherwise, disposed of, as a beverage, in any place of public resort, in and upon the premises hereby granted, or any part thereof, and the express reservation to the seller, his heirs and assigns, that in case that any of the conditions concerning intoxicating liquors are broken by the purchaser, his heirs, successors assigns, or legal representatives, then this deed shall become null and void, and all right title and interest in and to the premises hereby conveyed, shall revert to the said Sand Springs Home, corporation to be formed as aforesaid, its successors and assigns, and the Purchaser, by accepting this deed for himself, his heirs, executors, administrators, successors and assigns, consents and agrees to this reservation and condition, as well as to the reservation, conditions and agreements hereinafter set out, the said seller further excepting and reserving unto himself his heirs and assigns the oil, gas, fire clay, coal and all other minerals lying in and under the premises hereinafter described, does hereby bargain, sell, convey and confirm unto the Purchaser, his heirs, successors and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma to-wit:

Lot number one (1) in block number forty four (44) of the original town of Sand Springs, Oklahoma. The purchaser to pay all taxes and assessments imposed by public authority which becomes a lien on said premises after the expiration of the year 1914,

according to the recorded plat of Sand Springs, Oklahoma, made by W. H. Hendren, Civil Engineer, and certified under date of 17th of June, 1911, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma, on the 19th day of July, 1911.

To have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and warrant the title to the same, unto the said purchaser, his heirs, successors and assigns forever, subject, nevertheless to the conditions and reservations and agreements hereafter set forth, according to the true intent and meaning thereof.

And the sell, for himself, and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns that the said premises are free, clear and discharged of and from all former grants, charges, except for improvements as hereinafter states, judgements, mortgages and other liens, and encumbrances of whatsoever nature and kind. And the said purchaser for himself, his heirs, successors and assigns, does further covenant and agree to and with the seller, his assigns, as follows: