

Said Trustee on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain Warranty Deed, now of 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 thesecond part that the party of the first part at the time of the delivery of these presents is seized of af a good and in- defeasible title and state of inheritance in fee simple in and to said real estate and cove- nants that it is in peaceful and undisputed possession of said premises with full right and p 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, judgments, and other liens or encumbrances of whatsoever kind or nature, and hereby binds those having the benefi/cial interest in said premises, their heirs and assigns, forever, warrant and defend the title so 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 Dollars (\$2500.00) and that said lot shall not 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 hereto by its Vice President and its coporate seal to be affixed hereunto and thesame to be attested by its Secretary the day and year first above written.

ATTEST:

V. H. Day-Secretary

State of Oklahoma

Tulsa County

(CORP)  
(SEAL)

TITLE GUARANTEE & TRUST COMPANY

BY J. M. Winters-Vice President

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 purposes 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.

My commission expires Oct 11th 1925 (SEAL) F. B. Jordan-Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma, June 28, 1923 at 4:25 o'clock P.M. and recorded in Book 457 Page 499

By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

234512-ACM

MORTGAGE OF REAL ESTATE

TREASURER'S ENDORSEMENT

KNOW ALL MEN BY THESE PRESENTS: That Horace Anderson and Cecile Anderson, husband and wife of the County of Tulsa, State of Oklahoma, for and in consideration of the sum of Three Thousand and no/100 DOLLARS, in hand paid by the FIDELITY BUILDING AND LAON ASSOCIATION, of Shawnee, Oklahoma, incorporated under the laws of the State of Oklahoma, and having its principal pfice or place of business at Shawnee, in the State of Oklahoma, do hereby sell and convey unto the said FIDELITY BUILDING AND LOAN ASSOCIATION, its successors and assigns, the following described real estate, situated in the County of Tulsa, and the State of Oklahoma, to-wit:

Lot Eight (8) in Block One (1), Ridgedale Terrace Second Addition to the City of Tulsa, Tulsa County, Oklahoma.

TO HAVE AND TO HOLD the above granted premises, with all the improvements and appurtenances