

COMPARED

## WARRANTY DEED RECORD No. 459.

#230292 NS

1910 Grant &amp; Convey, Tulsa

This indenture, Made this 17th day of April, A. D. 1922, between  
Chas. T. Abbott, a single man, and Chas. T. Abbott, trustee.  
 of Tulsa, County, in the State of Oklahoma, party of the first part, and  
F.D. Baker, party of the second part.  
 Witnesseth: That in consideration of the sum of Five Hundred & No/100 (\$500.00)  
 ----- DOLLARS,  
 the receipt whereof is hereby acknowledged, said part 1st of the first part do ----- by these presents grant, bargain, sell and convey unto said  
 part Y 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:

INTERNAL REVENUE

\$ 50

Cancelled

Lot Numbered Twenty Four (24) Block Numbered Eleven (11)  
 in East Lawn Addition to Tulsa, Oklahoma, according to  
 the recorded plat thereof as filed for record in the County  
 Clerks office in Tulsa County, Oklahoma.

This lot is sold for residence purposes only and the minimum  
 cost of such dwelling shall be Thirty five hundred (\$3500)  
 dollars when completed & no part of such dwelling shall be  
 nearer the front lot line than 35 feet. It is agreed that  
 this lot shall never be occupied by or sold to a negro.

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 Chas. T. Abbott, & Chas. T. Abbott, Trustee, their  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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:

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns  
 against said part Y 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 part 1st of the first part ha Y shereunto set their hand the day and year first above written.

Chas. T. Abbott,Chas. T. Abbott, Trustee.STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Forrest C. Welch, a Notary Public, in and for said County and State, on this 17th  
 day of April, 1922 personally appeared Chas. T. Abbott, a single man,  
and Chas. T. Abbott, Trustee. ~~XXX~~  
 to me known to be the identical person is 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 Dec. 11, 1923. (SEAL) Forrest C. Welch., Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12 day of May, 1923, at 5 o'clock A.M.  
 Book No. 459, Page No. 13 (SEAL) O.G. Weaver. County Clerk.  
Brady Brown. Deputy.