

COMPARED

232465-ACM

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 5th day of June, A. D. 1923, 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 Chas. T. Abbott, S. D. Pickering & Dr. T. A. Penny party of the second part

Witnesseth: That in consideration of the sum of Forty-one hundred
(\$4100.00) DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

Lots numbered seventeen & Eighteen (17 & 18), in Block
Numbered seven (7), lots numbered three & four (3 & 4), in Block
numbered Eight (8), Lots numbered twenty-one (21), in block numbered
Eleven (11), Lot numbered Eighteen (18), in block numbered twelve (12)
and lots numbered Twenty & Twenty-one (20 & 21), in block numbered
Twelve (12), all in East Lawn Addition to Tulsa, Oklahoma; according
to the recorded plat thereof as filed for record in the office of the
County Clerk within and for Tulsa County, Oklahoma.

INTERNAL RETURN
\$ 4.50
Cancelled

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 above parties of the first part, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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:

These lots are sold for residence purposes only and the minimum cost of such dwelling shall be thirty-five hundred (\$3500.00) dollars when completed and no part of such dwelling shall be nearer the front lot then Thirty-five (35) feet. It is agreed that these lots shall never be sold to or occupied by a negro

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said parties 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 parties of the first part have hereunto set their hands the day and year first above written.
Chas. T. Abbott
Chas. T. Abbott, Trustee

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Guy W. Settle, a Notary Public, in and for said County and State, on this 5th day of June, 1923, personally appeared Chas. T. Abbott, a single man and Chas. T. Abbott, Trustee they to me known to be the identical person 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 June 15th 1926 (SEAL) Guy W. Settle, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5th day of June, 1923, at 2:00 o'clock P. M.
Book No. 459, Page No. 358 O. G. Weaver, County Clerk.
Brady Brown, Deputy. (SEAL)