

COMPARED

232591-ACM

379

# WARRANTY DEED RECORD No. 459.

50310. Crane & Company, Toledo

This Indenture, Made this 22d day of March, A. D. 1923, between

F. V. WILDER, single

of Tulsa County, in the State of Oklahoma, party of the first part, and

H. E. Hanna party of the second part.

Witnesseth: That in consideration of the sum of

One Dollar and other valuable considerations

the receipt whereof is hereby acknowledged, said part y of the first part do es 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:

Lot Twelve (12) in Block Five (5) of Woodward Park  
Addition to the city of Tulsa, County of Tulsa, State  
of Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE

1.50

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 F. V. WILDER his

heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents he is lawfully seized in his 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:

general and special taxes for the year 1923, and subsequent years, and it is further agreed between the parties hereto that this lot is sold for residence purposes only and only and no dwelling shall be erected thereon to cost less than Four Thousand Dollars, (\$4,000.00) no part of which shall be nearer the front lot line than twenty-five (25) feet

and that he 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, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part y of the first part ha s hereunto set his hand the day and year first above written.

F. V. Wilder

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22d

day of March, 1923, personally appeared

F. V. Wilder

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 19, 1926 (SEAL) J. O. Osborn, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6th day of June, 1923, at 3:45 o'clock P.M.

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O. G. Weaver, County Clerk.

Brady Brown, Deputy.

(SEAL)