

COMPADED

WARRANTY DEED RECORD No. 460.

58610 Crann & Company, Tulsa

237271 C.M.J.

This Indenture, Made this _____ day of April, A. D. 1923, between

C. H. Sweet and Margaret C. Sweet, his wife, and J. A. Porter and Ethel Crosbie

Porter, his wife

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

Arthur Hodge

party of the second part.

Witnesseth: That in consideration of the sum of

One Dollar and other good and valuable considerations

DOLLARS,

the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said part 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 Fourteen (14), Block One (1), Sun Rise Terrace Addition to the City of Tulsa.

As a part of the consideration for this deed, grantee covenants that he will erect a residence on this property which shall cost not less than Three Thousand Dollars (\$3,000.00); and that the actual construction of said residence shall be begun within 30 days from the date hereof. A breach of this covenant by the grantee shall work an immediate forfeiture of title and the title to said premises shall thereupon immediately revert to the grantors herein. And upon breach of said covenant, grantee shall immediately deliver possession of said property to grantors and shall execute a quitclaim deed to said grantors for the same. In case suit is necessary to enforce this provision for forfeiture, grantee shall be liable for all cost and damages, including reasonable attorney's fee.

INTERNAL REVENUE

\$ 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 First parties their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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:

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and that they will warrant and forever defend the same unto the said part of the second part his heirs and assigns against said part 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 hand and seal the day and year first above written.

C. H. Sweet

Margaret C. Sweet

J. A. Porter

Ethel Crosbie Porter

Tulsa

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, John D. Freeman, a Notary Public, in and for said County and State, on this 17th

day of April, 1923, personally appeared

C. H. Sweet and Margaret C. Sweet, his wife and J. A. Porter and Ethel Crosbie

Porter, his wife

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 25, 1923. (Seal) Jno. D. Freeman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 3 day of August, 1923, at 1:45 o'clock P. M.

Book No. 460, Page No. 487 O. G. Weaver, County Clerk.

Brady Brown, Deputy. (Seal)