

\*64

tary 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 : Feb 23, 1927 (SEAL) Florence E. Christian, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 7, 1923 at 1:30 o'clock P.M. in Book 464, page 559

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk

237521 C.J. COMPARED

GENERAL WARRANTY DEED.

THIS INDENTURE, made this 16th day of November, 1922, by and between W.A. VANDEVER and TULSA LIVE STOCK AND INDUSTRIAL EXPOSITION, a corporation, both of Tulsa, Oklahoma, parties of the first part, and David A. Wilson and Exchange Trust Company, of Tulsa, Okla., as Trustees for the Tulsa County Free Fair Association, party of the second part,

WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto the said party of the second part, their successors or assigns, all the following described real estate situate in the County of Tulsa, State of Oklahoma, to-wit:

Southeast quarter (SE $\frac{1}{4}$ ) of Southwest quarter (SW $\frac{1}{4}$ ) of Section Nine (9),

Township Nineteen (19) North, Range Thirteen (13) East,

reserving unto Tulsa Live Stock and Industrial Exposition, its successors and assigns, for the benefit of the public generally, a strip of land one hundred (100) feet wide along the north and west sides of the tract of land hereinbefore described, which strip of land is to be used by the Tulsa Live Stock and Industrial Exposition, its successors and assigns and the public generally for roadway purposes.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the said Tulsa Live Stock and Industrial Exposition for itself and its successors, does hereby covenant, promise and agree to and with the said party of the second part at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple in and of all and singular the above granted and described premises with the appurtenances; and that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, judgments, taxes, assessments and incumbrances of whatever nature and kind; that this conveyance is made subject to the condition that the party of the second part, its successors and assigns, shall use said premises exclusively for fair and exposition purposes for a period of ten (10) years from and after the date hereof, and violation of this covenant shall operate as a forfeiture of the lands hereinbefore described and the title thereto, and same shall thereupon revert to the said Tulsa Live Stock and Industrial Exposition; but such forfeiture shall not operate against or prejudice the rights of any mortgagee or mortgagees in good faith.

And the said Tulsa Live Stock and Industrial Exposition hereby warrant the title to said lands to the said party of the second part, its successors and assigns, against said parties of the first part, their heirs, successors or 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.

W. A. Vandever