

This Indenture, Made this 30th day of August, A. D. 19 23, between

E. Westerman and Florence Westerman, his wife,

of Tulsa, Tulsa

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

A. Westerman,

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other valuable consideration

DOLLARS,

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

All that part of Eighteenth Street (18th) vacated between the West line of Yorktown Boulevard, and the west line of Woodward Park Addition, more particularly described as follows; Beginning at the Southwest corner of Lot 5, Blk. 3, Woodward Park Addition, City of Tulsa, Oklahoma, running thence in a southerly direction and on the projection of the west line of said Lot 5, Blk. 3, in said Addition to the Northwest corner of Lot 1, Blk. 4, of said Addition; running thence east along the north line of said Lot 1, in Blk. 4, of said addition and on a projection of said line toward the east to a point where the projection of said line intersects with the northerly projection of the east line of said lot 1, in Blk. 4, in said addition; running thence north along the northerly projection of the east line of said Lot 1, Blk. 4, in said addition, to a point where the said projection intersects the easterly projection of the south line of Lot 5, Blk. 4, in said addition; running thence in a westerly direction along \*\*\*

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 E. Westerman and Florence Westerman, his wife, his 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 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

General and special taxes for the year 1922, and subsequent years, and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected thereon to cost less than forty-five hundred Dollars (\$4500.00) no part of which shall be nearer the front line than twenty-five feet (25')

\*\*\* the south line of Lot 5, Blk. 3, in said addition to the place of beginning, Woodward Park Addition to the City of Tulsa, County of Tulsa, State of Okla.

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 has hereunto set his hand The day and year first above written.

E. Westerman

Florence Westerman,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Charles Halff

a Notary Public, in and for said County and State on this 13th

day of September, 19 23, personally appeared

E. Westerman and Florence Westerman,

his wife,

xxx

to me known to be the identical person g 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 July 18, 1925.

(SEAL)

Charles Halff,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 24 day of Sept., 19 23, at 9: o'clock A. M.

Brady Brown

Deputy (SEAL)

O.G. Weaver,

County Clerk.