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We the undersigned, parties of the second part accept the foregoing conveyance, binding ourselves to the conditions therein expressed.

Okmulgee County, Okla.) SS. August 28th, 1923.

J. M. Jones,

B. M. Dougal,  
Parties of the second part.

Filed for record at Tulsa, Tulsa County, Oklahoma, Sept. 10, 1923, at 1; o'clock P. M. and recorded in Book 468, page 294.

By Brady Brown, Deputy.

(SEAL)

O; G. Weaver, County Clerk.

#239734 NS

COMPARED

TRUSTEE'S DEED.

INTERNAL REVENUE

\$ 1.50

Cancelled

THIS INDENTURE, Made this 14th day of February, A. D. 1923, between the TITLE GUARANTEE & TRUST COMPANY, a corporation, as Trustee, organized under the laws of the State of Oklahoma, party of the first part, and C. M. Peterson party of the second part;

WITNESSETH, That in consideration of the sum of Twelve Hundred and no/100 Dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these present grant, bargain, sell and convey unto said party of the second part, his heirs, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit;

Lot Twenty Three (23) in Block Three (3) Ridgedale Terrace Second Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain Warranty Deed now on record in the office of the County Clerk of Tulsa County, Oklahoma, in Book 395 at Page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized or a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgements, and all other liens or encumbrances of whatsoever kind or nature, and hereby binds those having beneficial interest in said premises, their heirs and assigns forever warrant and defend the Title to said land against all claims of every nature. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than Twenty Five Hundred and no/100 Dollars (\$2500.00) and that said lot not be sold to persons of African descent.

IN WITNESS WHEREOF, the Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

(Corporate Seal)

ATTEST; V. H. Day, Secretary.

TITLE GUARANTEE & TRUST COMPANY,

By J. M. Winters,  
Vice President.