

In witness whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

(SEAL) Beulah McAllister, Notary Public.

My commission expires January 16, 1927.

Filed for record in Tulsa County, Okla. on Nov. 14, 1923, at 11:15 A.M. recorded in book 474, page 377, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

244436 - BH

COMPAKED

GENERAL
WARRANTY DEED.

INTERNAL REVENUE
\$ 100
Cancelled

This agreement, made this 2nd day of November, 1920, between John H. Miller, Trustee of Tulsa, Oklahoma, party of the first part, and Fred W. Steiner, party of the second part;

WITNESSETH:

That, in consideration of the sum of one dollar and other valuable considerations, dollars, the receipt of which is hereby acknowledged, said party of the first part does, by these presents, grant, bargain, sell and convey unto said party 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 seven (7) in Block Two (2) Edgewood Place addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

The said John H. Miller, on his behalf as Trustee, and on behalf of the following persons, A. Gianskos and Moto Gianskos, his wife of Pittsburgh, Pa., Peter C. Caravasios and Merika Caravasios, his wife, of Wheeling, West Virginia, and James G. Bereleos and Phillipia Bereleos, his wife, of Kankakee, Illinois, and William G. Caravasios and Cecelia Caravasios his wife, of Wheeling, West Virginia, does hereby covenant, promise and agree to and with the said party of the second part, 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 unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, of whatever nature and kind, except general taxes for the year 1922, and except for special assessments which are not due and delinquent, and that he, as Trustee, will warrant and forever defend the same unto the party of the second part, his heirs and assigns, against said party of the first part, his heirs and assigns, except for general taxes for 1922, and subsequent years, and except for special assessments not now delinquent, and all the covenants and warranties set forth in the Deed of Trust to first party herein dated December 15, 1919, filed for record with the County Clerk of Tulsa County, Oklahoma, on February, 10, 1920, and signed by A. Gianskos and Moto Gianskos, his wife, Peter C. Caravasios and Merika Caravasios, his wife, William G. Caravasios and Cecelia Caravasios, his wife, and James Bereleos and Phillipia Bereleos, his wife, shall inure to the second party, herein, his heirs and assigns.

This conveyance is given subject to the following conditions and restrictions, perpetual if no otherwise specified: That no residence shall be erected thereon costing less than \$3000.00 inclusive of subsidiary buildings, and improvements on such lot; that no buildings or any part thereof, except steps or entrance approach without roof, shall be built or extended within twenty five (25) feet from the front lot line; or within the (10) feet from