

#243721 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 3rd day of November, A. D. 1923, between
 Maude Bibb, a single woman,
 of Tulsa, County, in the State of Oklahoma, party of the first part, and
 Mrs. Edna Brook party of the second part.
 Witnesseth: That in consideration of the sum of Four Hundred Forty and no/100 - - - - -
 DOLLARS,
 the receipt whereof is hereby acknowledged, said part Y of the first part do by these presents grant, bargain, sell and convey unto said part
 of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Eighteen (18) Block Three (3) a Subdivision
 of Blocks Two (2) and Three (3) and Seven (7)
 Terrace Drive Addition to the City of Tulsa, County
 of Tulsa, State of 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.
 And said Maude Bibb, her
 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 she is her lawfully seized in her 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 1919 and all
 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 to cost
 less than Four Thousand (4000.00) dollars and no part
 of which shall be nearer the front lot line than twenty
 (20) feet.

and that she will warrant and forever defend the same unto the said part Y of the second part her heirs and assigns
 against said part Y of the first part, her 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 ha hereunto set her hand the day and year first above written.

Maude Bibb

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd
 day of November, 1923, personally appeared Maude Bibb, a single woman,

and she
 to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she
 executed the same as her 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 Sept. 5, 1927. (SEAL) Brady Brown, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this the 3 day of Nov., 1923, at 2 o'clock P. M.
 Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.