

#242539 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 18th day of October, A. D. 19 23, between
Helen E. Wells and L.C. Wells, her husband,
of Tulsa, Tulsa County, in the State of Oklahoma, ~~xxx~~ of the first part, and
W. I. Williams of Tulsa, Tulsa County, Oklahoma, ~~xxx~~ of the second part,
Witnesseth: That in consideration of the sum of Four Thousand seven hundred and fifty (\$4750.00)
DOLLARS,
the receipt whereof is hereby acknowledged, said part ~~ies~~ of the first part do ~~xxx~~ by these presents grant, bargain, sell and convey unto said part ~~ies~~
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:

The North Ninety (90) feet of Lot Two (2)
Block thirteen (13), Sunset Park Addition to
the City of Tulsa, Tulsa County, Oklahoma,
according to the recorded plat thereof.

This lot was sold and conveyed on December 22, 1922, by Ruby May and Max May, her husband, to the above named Helen E. Wells, by deed of general warranty now of record in the office of the county clerk of Tulsa County, Oklahoma, in Book 429, page 627. In the said deed from Ruby May, and Max May is found the following language; "No building shall be erected upon the above described property which shall be less than two stories in height and said building shall not contain less than eight rooms". The grantors herein, to-wit; The said Helen E. Wells and L.C. Wells, state that said language quoted from said deed was intended to apply, and does apply to residence only; that said language was not intended to apply, nor does it apply, to servants' quarters, garage and any other outbuildings that are usual or commonly appurtenant to a residence.

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 Helen E. Wells and L.C. Wells, her husband their
heirs, executors or administrators, do ~~xxx~~ hereby covenant, promise and agree to and with said part ~~ies~~ of the second part that at the delivery of these presents that they are ~~their~~ lawfully seized in ~~their~~
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.

Assessments ~~for~~ public improvements not yet due and payable,
and except the general taxes for 1923, which the grantee is to
assume and pay.

INTERNAL REVENUE
\$ 2.00
Cancelled

and that they will warrant and forever defend the same unto the said part ~~ies~~ of the second part his heirs and assigns
against said part ~~ies~~ of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim
the same.

In Witness Whereof, The said part ~~ies~~ of the first part ha ~~ve~~ hereunto set their hand ~~s~~ the day and year first above written.

Helen E. Wells

L. C. Wells,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 18th
day of October, 19 23, personally appeared Helen E. Wells, and L.C. Wells,
her husband, ~~xxx~~

to me known to be the identical person ~~s~~ 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.

Given under/
My commission expires January 26, 1926. (SEAL) Richard Perry. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 19 day of Oct., 19 23 at 9; o'clock A. M.
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk,