

WARRANTY DEED RECORD No. 476

#245222 NS

SULLIVAN COMPANY, INC., CHICAGO, ILL.

This Indenture, Made this 25th day of October, A. D. 1923, between
M. K. Clover and Clara A. Clover, his wife,
of Tulsa, County, in the State of Oklahoma, ~~parties~~ of the first part, and
Andrew J. Miller, ~~parties~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable
considerations, ~~the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said parties 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 of Lots Fourteen (14) and Fifteen (15) and the West
Thirty-eight (38) feet of Lot Thirteen (13) and more particu-
larly described, as follows; Beginning at the Southwest Corner
of Lot 13, and thence running in a Northerly direction on a
straight line 55 feet to the South point of Lot 15, thence in
a Northeast direction 44.93 feet to Southwest corner of Lot 16,
thence South on a straight line to the South line of Lot 13, 38
feet from Southwest corner of Lot 13, thence West 38 feet along
the South line to place of beginning. All of above in Block Two
(2), Swan Park Addition, which is a Subdivision of Land in the
City of Tulsa, Oklahoma.

And, as a part of the consideration, the party of the second part
herein agrees and binds himself, his successors and assigns, that
he will not erect an apartment house or business building, of any
kind whatsoever, on the aforesaid lots and, should be build a build-
ing, on same, it will be for residence purposes only and not to cost less than Twenty
thousand (\$20,000.00) Dollars.

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 M. E. Clover and Clara A. Clover, his wife, their
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 they are 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.

All taxes, assessments etc., which may become due, which the
purchaser, the party of the second part, agrees to assume.

INTERNAL REVENUE
4.00
Tulsa, Oklahoma

and that they will warrant and forever defend the same unto the said part Y 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.

Witnesses; A.J. Inderrilden.

M. K. Clover

Clara A. Clover,

Hobart Scott,) as to Clara
Lorene M. Sikes,) A. Clover.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 25th
day of October, 1923, personally appeared M. K. Clover,

and
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he
executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

~~Witness~~ my hand and ~~seal~~ seal the day and year last above written.

Given under May 13, 1926. (SEAL) E. W. Hance, Notary Public
My commission expires

STATE OF OHIO,)
County of Auglaize), ss.

Before me, the undersigned, a Notary Public, in and for said County
and State, on this second day of November, 1923, personally appeared Clara A. Clover
and to me known to be the identical person who executed the within and foregoing
instrument and acknowledged tome that she executed the same as her free and voluntary
act and deed for the uses and purposes therein set forth. Given under my hand and
seal the day and year last above written.

My commission expires May 12, 1925.

(SEAL)

H. S. Jenkins,
Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 23 day of Nov. 1923, at 4:30 o'clock P. M.

Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk.