

and State on this 14th day of December, A.D. 1923, personally appeared Fred D. Oiler, 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.

In witness whereof, I have hereunto set my hand and official seal the day and year last above written.

(SEAL) D. Ed. Chase, Notary Public.

My commission expires 3/17/25.

Filed for record in Tulsa County, Okla. on Dec. 26, 1923, at 3:30 P.M. recorded in book 481, page 129, Brady Brown, Deputy.

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

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COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE
2.50
TAX

This indenture, made this 14th day of December, A.D. 1923, between Terrace Drive Company, a corporation, organized under the laws of the State of Oklahoma, of Tulsa County of Tulsa, State of Oklahoma, party of the first part, and C. H. Besse, party of the second part.

Witnesseth, that in consideration of the sum of one dollar and other good and valuable considerations, the receipt whereof 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, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot three (3) block twelve (12) of the subdivision of block six (6) and lots one (1) two (2) and three (3) of Block four, (4) of 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 Terrace Drive Company, a corporation, its successors or assigns, does hereby covenant promise and agree to and with said party of the second part, at the delivery of these presents it is lawfully seized in its 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, judgements, taxes, assessments and incumbrances of whatsoever nature and kind, except, general and special taxes for the year 1919 and 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 thereon to cost less than seventy five hundred dollars, no part of which shall be nearer the front lot line than twenty five feet, and that said Corporation will warrant and forever defend the same unto said party of the second part, his heirs, executors, or administrators, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In witness whereof, the said party of the first part hereto has caused these presents to be signed in its name by its president, and the corporate seal to be affixed, attested by its Secretary, at Tulsa, Oklahoma, the year and day first above written.

(Corp. SEAL) Terrace Drive Company, *Name of Corporation*

By J. M. Gillette, President.

Attest: By J. O. Osborn, Secretary.