

247114 C.J.

TRUSTEE'S DEED

COMPARED

THIS INDENTURE, Made this 15th day of July A. D. 1923, between the TITLE GUARANTEE & TRUST COMPANY, a corporation, as Trustee, organized under the laws of the State of Oklahoma, party of the first part, and Lavina Twyman party of the second part;

WITNESSETH, That in consideration of the sum of Fifteen Hundred Twenty Five & No/100 Dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these present 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 Seventeen (17) in Block Two (2) Ridgedale Terrace Second Addition to
The City of Tulsa, Oklahoma, according to the recorded plat thereof.

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as shown in a certain Warranty Deed now on record in the office of the County Clerk of Tulsa County, Oklahoma, in Book 395 at page 359, but not on behalf of itself covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgments, and all other liens or encumbrances of whatsoever kind or nature, and hereby binds those having beneficial interest in said premises, their heirs and assigns for ever warrant and defend the Title to said land against all claims of every nature except taxes for 1923. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than Twenty five Hundred and No/100 Dollars (\$2500.00) and that said lot shall not be sold to persons of African descent.

IN WITNESS WHEREOF, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

ATTEST:

(CORPORATE SEAL)

TITLE GUARANTEE & TRUST COMPANY,
TRUSTEE,

Anne Conway

By J. M. Winters

Asst. Secretary.

Vice President

State of Oklahoma)
Tulsa County) ss.

INTERNAL REVENUE
\$ 2.00
Cancelled

Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of November 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker therefore to the foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation for the use and purpose therein set forth, and in capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial Seal the day and year last above written.

My Commission expires Aug. 25th, 1927

(SEAL)

Roy L. Ware, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 19, 1923 at 4:20 o'clock P. M.
in Book 482, page 116

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk