

Lot Twenty-four (24) in Block Two (2) of Ridgedale Terrace Second Addition to the city of Tulsa, Tulsa County, Oklahoma.

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 estate 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 forever warrant and defend the Title to said land against all claims of every nature. 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.

Except taxes of 1923 and thereafter.

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 name to be attested by its secretary the day and year first above written.

ATTEST:

ANNE CONWAY

Asst. Secretary

( CORPORATE SEAL)

TITLE GUARANTEE & TRUST COMPANY,  
Trustee

By J. M. Winters

Vice President

STATE OF OKLAHOMA )

County of Tulsa )

ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of December 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker therefor 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. 13, 1923 at 4:15 o'clock P. M. in Book 482, page 37

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

246707 C.J.

STATE OF OKLAHOMA )

COUNTY OF TULSA )

ss:

COMPARED

Marvin A. Young, of lawful age, being first duly sworn, deposes and says:

I have known John I. Stewart intimately for a number of years and know that he sometimes writes his name John I. and at other times J. I. Stewart;

I know that John I. Stewart whose name appears written that way in a warranty deed from Florence Simons and M. Simons, her husband, to John I. Stewart and Charles A. Stewart, and J. I. Stewart, as it appears in a warranty deed from Charles A. Stewart to J. I. Stewart, are one and the same person; the latter two deeds covering Lot Six (6) in Block Fourteen (14),