

purposes therein set forth.

Witness my hand and official seal in said County the day and date first above written
 My commission expires June 13, 1925 (SEAL) James H. Elliott, Notary Public
 Filed for record in Tulsa County, Tulsa Oklahoma, Jan 22, 1924 at 4:55 o'clock P. M. in
 Book 482, page 548
 By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

249542 C.J. COMPARED TRUSTEE'S DEED

THIS INDENTURE, Made this 21st day of January, A. D., 1924, between the TITLE
 GUARANTEE & TRUST COMPANY, a corporation, as Trustee, organized under the laws of the State
 of Oklahoma, having its principal place of business in Tulsa County, in the State of Okla-
 homa, party of the first part, and J. A. Graham and Emma A. Graham parties of the second part,

WITNESSETH, That in consideration of the sum of Twelve Hundred and no/100 (\$1200.00)
 Dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these
 presents grant bargain, sell and convey unto the said parties of the second part, their heirs
 executors, or administrators, all of the following described real estate, situated in the
 County of Tulsa, State of Oklahoma, to-wit: INTERNAL REVENUE
 \$ 1.50

Lot Twenty-three (23) in Block Two (2) Ridgedale Terrace Second Addition Canceled
 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 is shown in a certain Warranty Deed now of 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 delivery of these presents is seized of a good and indefea-
 sible 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 the said party of the second part, and that the
 same is clear, free and discharged of and from all former and other grants, charges, judgments
 and other liens or encumbrances of whatsoever kind or nature, and hereby binds those hav-
 ing the beneficial interest in said premises, their heirs and assigns forever to observe
 the covenants and agreements herein contained, and to warrant and defend the title to said
 land against all claims of every nature, except taxes, Improvements to be erected on said
 lot are restricted to one residence and garage, costing not less than Twenty-five Hundred
 Dollars (\$2,500.00), 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:

Anne Conway

Asst. Secretary

(CORPORATE SEAL) TITLE GUARANTEE & TRUST COMPANY,
 AS TRUSTEE

By J. M. Winters

Vice President

STATE OF OKLAHOMA, }
 TULSA COUNTY. } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this
 21 day of January, 1924, personally appeared J. M. Winters, to me known to be the identi-
 cal person who subscribed the name of the maker thereof 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 uses
 and purposes therein set forth, and in the capacity indicated.