

WITNESSETH, That in consideration of the sum of Twelve Hundred and No/100 (\$1,200.00) Dollars, the receipt whereof is hereby acknowledged, said party of the first part does by these presents grant, bargain, sell, and convey unto said parties of the second part, his heirs, executors, administrators, or assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Thirteen (13), Block Two (2) in Ridgedale Terrace Second Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof located in the city of Tulsa, State of 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, except general and special taxes for 1923 and thereafter which grantee assumes, 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.

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 assistant secretary the day and year first above written.

Attest: Anne Conway, (Cor. Seal)
Asst. Secretary.

TITLE GUARANTEE & TRUST COMPANY, as Trustee,
By J. M. Winter, 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 February, 1924, personally appeared J. M. Winters to me known to be the identical 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 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 July 9th, 1927. (Seal)

George P. Bonnette, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Feb. 13, 1924, at 4:10 o'clock P.M. and recorded in Book 483, Page 267.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

251096 C.M.J.

RELEASE OF MORTGAGE-OKLAHOMA.

COMPARED

KNOW ALL MEN BY THESE PRESENTS, THAT, IN CONSIDERATION of the payment of the debt named therein, THE MIDLAND SAVINGS AND LOAN COMPANY, of Denver, Colorado, does hereby release the mortgage made by J. M. Mills a single man to the said THE MIDLAND SAVINGS AND LOAN COMPANY,