

N. L. Townsend

STATE OF OKLAHOMA }
TULSA COUNTY } SS

Before me, the undersigned, a Notary Public in and for said county and state on this 17th, day of April, 1924 personally appeared N. L. Townsend 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,

My Commission expires January 15- 1928, (seal) O. R. Thurwell Notary Public,
Filed for record in Tulsa, Tulsa County, Oklahoma, April 18- 1924 at 4:40 O'clock P. M.,
and recorded in Book 484, Page 306,

By Brady Brown Deputy, (seal) O. G. Weaver County Clerk

#256116 EC COMPARED GENERAL WARRANTY DEED;

THIS INDENTURE, Made this 14 day of April, 1924 between the SUNSET GARDEN COMPANY a corporation, of Tulsa, Oklahoma, party of the first part, and Nettie F. Castle (whether one or more) of Tulsa, Tulsa County, Oklahoma, party of the second part,

WITNESSETH; That in consideration of the sum of Thirty-five Hundred Twenty-five Dollars, (\$3,525.00), the receipt of which is hereby acknowledged, the party of the First Part does by these presents grant, bargain, sell and convey unto the Party of the Second Part her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit;

Lot Two (2) in Block Fourteen (14) in Sunset Terrace, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof, filed for record in the office of the County Clerk of Tulsa County, Oklahoma, on June 28- 1923.,

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto or in any wise appertaining forever,

The said SUNSET GARDENS COMPANY does hereby covenant, promise and agree to and with the said Party of the Second part, that at the delivery of these premises, it is lawfully seized in its own right of an absolute and indefeasible 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, discharged and unencumbered of and from all former and other grants *Title Charges,* estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923, payment of which excepted taxes and assessments is hereby assumed by second party, and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second part as binding on his, his heirs and assigns, and that the First Party will warrant and forever defend the title to said property unto the said Party of the Second Part, his heirs and assigns,

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace, as filed for record aforesaid, and now appearing of record in Book _____ of Plats at page _____ of the records in the office of the County Clerk of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made a part hereof as fully as if the same were herein set out in full.

All said conditions and restrictions are hereby made obligatory and binding upon the

INTERNAL REVENUE
Stamp
Cancelled