

In witness whereof, I have hereunto set my hand and notarial seal the day and year first above written.

(SEAL) Virginia Owen,

Tulsa County, State of Oklahoma

My commission expires January 22, 1927.

Filed for record in Tulsa, Co. Okla. on July 24, 1923, at 1:45 P.M. recorded in book 491, page 205, Brady Brown, Deputy.

(SEAL) C. G. Weaver, County Clerk.

263716 - BH

GENERAL  
WARRANTY DEED.

4.00

This indenture made this 8th day of July, 1924, between the Sunset Gardens Company, a corporation, of Tulsa, Oklahoma, party of the first part, and Cora H. Hill, (whether one or more) of Tulsa, Tulsa County, Okla., party of the second part.

WITNESSETH:

That in consideration of the sum of thirty six hundred dollars (\$3,600.00) 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 twelve (12) and west two (2)  
feet of thirteen (13) in block twelve (12)  
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 belonging 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 presents, 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, titles, charges, estates, judgements, taxes, assessments and encumbrances of whatsoever nature and kind, except general ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent or on after June 1, 1924, 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 party as binding on him, 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 Party of the Second Part, his heirs and assigns, and shall be restrictions running with