

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 parties 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 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 the said parties 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 having 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 general and special taxes for 1923, and thereafter, which grantee assumes. Improvements to be erected on said lot are restricted to one residence and garage costing not less than Twenty-five Hundred and no/100 (\$2500.00) Dollars, 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

(CORPORATE SEAL)

TITLE GUARANTEE & TRUST COMPANY, as
TRUSTEE.

Asst. Secretary

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 24th day of July, 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 the 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 County, Tulsa Oklahoma, Aug 13, 1924 at 3:36 o'clock P. M. in Book 492, page 639

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk