

Filed for record in Tulsa, Tulsa County, Oklahoma, March 23, 1925, at 4:20 o'clock P.M.
and recorded in Book 493, Page 273.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

282272 C.M.J.

TRUSTEE'S DEED.

INTERNAL REVENUE
1.50
Cancelled

THIS INDENTURE, Made this 20th day of March, 1925, between the TITLE GUARANTEE & TRUST, 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 Oklahoma, party of the first part, and C. E. Frye and Ruth Frye, his wife, party of the second part.

WITNESSETH, that in consideration of the sum of One Thousand Ninety Five and No/100 (\$1095.00) 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 party of the second part, his heirs, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot No. Twenty-eight (28) in Block Three (3) 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 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 indefeasible 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 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 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 it's name to be subscribed hereunto by it's Vice-President, and it's corporate seal to be affixed hereunto and the same to be attested by it's Secretary the day and year first above written.

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

TITLE GUARANTEE & TRUST COMPANY, TRUSTEE
By J. M. Winters, 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 20th day of March, 1925, 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 it's 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.

COMPARED BY
J.S. and J.W.