

for agricultural purposes for and during the period of one year from and after the first day of January, 1925, the premises situated in Tulsa County, Oklahoma, and described as follows, to-wit: The Delilah Lewis Allotment in Section 36, township 17, range 14

The said party of the first part shall receive as rent for said premises the one-third of all corn and other crops except as herein otherwise provided and one-fourth of all cotton grown and raised upon said premises during the term of this contract.

The party of the first part shall receive one-half of all pecans grown on said premises during the term of this contract.

The party of the second part shall give peaceable possession of said premises at the termination of this contract.

WITNESS my hand the day and year first above written.

W. A. Porter, Guardian for Mildred Posey, a minor.

C. W. Dunlap.

STATE OF OKLAHOMA, )  
COUNTY OF TULSA. ) SS.

Before me a Notary Public in and for said County and State personally appeared W. A. Porter Guardian of C. W. Dunlap to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that -- executed same as ---free and voluntary act and deed for the uses and purposes therein mentioned. (Seal) Stanley W. Brown, Notary Public.  
My commission expires Dec. 13, 1927.

Filed for record in Tulsa County, Oklahoma on Oct. 22, 1924 at 8:00 A. M. o'clock,

Recorded in Book 496, page 626.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

INTERNAL REVENUE

\$ 1.50

Cancelled

270194-CW.

GENERAL WARRANTY DEED.

THIS INDENTURE, Made this 17th day of September A. D. 1924, between Terrace Drive Company, a corporation, organized under the laws of the State of Oklahoma of Tulsa County of Tulsa, State of Oklahoma, party of the first part, and A. L. Martin party of the second part.

WITNESSETH, That in consideration of the sum of one dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents grant, bargain, sell, and convey unto 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 five (5) in Block One (1) in the subdivision of a part of block five (5) Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Terrace Drive Company, a corporation its successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of 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, and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of whatsoever nature and kind. EXCEPT general and special taxes for the year, 1922, and subsequent years and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected thereon to cost less than forty five hundred dollars, when complete no part of which shall be nearer the front lot line than thirty feet (30') and that said Corporation will WARRANT and FOREVER DEFEND the same unto said party of the second part his

196  
COMPARED BY  
J. M. Sand