

day and year last above written.

(SEAL) Rena M. Fowle, Notary Public.

My commission expires March 26th, 1928.

Filed for record in Tulsa Co. Okla. on Nov. 20, 1924, at 9:50 A.M. recorded in book 497, page 4254, Brady Brown, Deputy,

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

272401 - BH

WARRANTY DEED.

This agreement, made this 16th day of November, 1924, between John H. Miller, Trustee of Tulsa, Oklahoma, party of the first part, and George M. Glossop, party of the second part;

WITNESSETH:

That, in consideration of the sum of ten hundred fifty and no/100ths dollars the receipt of which 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, heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lot 21 in block two (2) Edgewood Place addition to the City of Tulsa, 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 anywise appertaining forever.

The said John H. Miller, on his behalf, as Trustee, and on behalf of the following persons, A. Gianakos, and Moto Gianakos, his wife, of Pittsburg, Pa., Peter G. Caravasios, and Markia Caravasios, his wife, of Wheeling, W. Va., and James G. Bereolos, and Phillipia Bereolos, his wife, of Kankakee, Illinois, and William G. Caravasios and Cecelia Caravasios, his wife, of Wheeling, W. Va., does hereby covenant, promise and agree to and with the said party of the second part, at the delivery of these presents, that he is lawfully seized in his 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 encumbrances, of whatever nature and kind, except general taxes for the year 1922, and except for special assessments which are not due and delinquent and that he, as Trustee, will warrant and forever defend the same unto the party of the second part, his heirs and assigns against said party of the first part, his heirs and assigns, ~~against said party of the first part, for his heirs and assigns, except for delinquent~~ ^{general} taxes for 1922, and subsequent years, and except for special assessments, not now delinquent, and all the covenants and warranties set forth in the Deed of Trust to first party herein dated December 15, 1919, filed for record with the County Clerk of Tulsa County, Oklahoma, on February, 10, 1920, and signed by A. Gianakos, and Moto Gianakos, his wife, Peter G. Caravasios and Markia Caravasios, his wife, William G. Caravasios and Cecelia Caravasios, his wife, and James G. Bereolos and Phillipia Bereolos, his wife, shall inure to the second party herein, his heirs and assigns.

This conveyance is given subject to the following conditions, and restrictions, perpetual if not otherwise specified That no residence shall be erected thereon costing less than \$4000.00, inclusive of subsidiary buildings and improvements on such lot; that no buildings or any part thereof, except steps or entrance approach without roof shall be built or extended within twenty five (25) feet from the front lotline; or within ten (10) feet from a side street line; that the lot or lots hereby conveyed shall not within a period of ten (10) years from this date be used for any other residence purposes, that only one residence shall be built on