

493

do hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents that they are lawfully seized in their 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 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 whatsoever nature and kind,

The property contained in this deed is sold, assigned and conveyed to the party of the second part with the express understanding and on the express condition that the same is conveyed to the party of the second part for her use and for the use of Ada Lee Scaggs, Dan Scaggs, Jr. and Claude Scaggs, her three minor children, and said property is not to be conveyed by party of the second part until Claude Scaggs becomes twenty-one years of age, except upon the order of and with the approval of the County Judge having jurisdiction of the person of said three minors at the time of the proposed transfer and sale.

Should said property be sold in violation of this express covenant the title thereto shall immediately revert to and become vested in the grantors herein.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

R. M. McFarlin  
Ida M. McFarlin

STATE OF OKLAHOMA }  
COUNTY OF TULSA } SS

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day of October, 1924, personally appeared R. M. McFarlin and Ida M. McFarlin, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires November 9th 1926 (SEAL) S. R. Gammon, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 24, 1924 at 11:50 o'clock A. M.  
in Book 498, page 542  
By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

272642 C.J. QUIT CLAIM DEED

THIS INSTRUMENT, Made this 20th day of November A . D. 1924 between Frederica L. Brooks ( A Widow) of the first part, and C. D. Coggeshall of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) to her duly paid, the receipt of which is hereby acknowledged by her, has quit claimed, granted, bargained, sold and conveyed, and by these presents does for herself, her heirs, executors and administrators, quit claim, grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns, forever, all her right, title, interest, estate and claim and demand both at law and equity in and to the following described property, to-wit: Lot One (1), Block Two (2), Elm Park Addition to the City of Tulsa, Tulsa County, Oklahoma.

This Deed is given to correct a certain Warranty Deed dated May 4, 1923 in favor of C. D. Coggeshall, the above mentioned grantor having signed her name as F. L. Brooks, whereas her name should have been signed "Frederica L. Brooks".

Together with all and singular hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD THE ABOVE described premises unto the said C. D. Coggeshall his heirs and assigns, so that neither the said Frederica L. Brooks or any person in her name and