

WARRANTY DEED.

THIS INDENTURE, Made this 16th, day of June A. D. 1909, by and between J. E. Crosbie party of the first part, and Minnie M. Darrow, party of the second part.

WITNESSETH: That the said party of the first part, in consideration of the sum of Three Hundred Fifty & no/100 Dollars, the receipt of which is hereby acknowledged, does hereby and by these presents grant, bargain, sell and convey unto the said party of the second part, heirs and assigns, the following described real estate, situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

Lot Thirteen (13) Block Eleven (11) of the Crosbie Heights Addition to 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 therein and thereto belonging or in anywise appertaining thereto.

And the said J. E. Crosbie, for himself, his heirs, executors and administrators, does hereby covenants and agree to and with said party of the second part that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple in and to all and singular the above granted and described premises; that the same are free, clear, discharged and unincumbered of and from all former grants and titles, charges, judgements of whatever kind or nature soever, except taxes.

That an assessment not to exceed ten per cent of the above named purchase price shall be levied at any time by the first party herein for the purpose of building a viaduct over the Railroad of the St. Louis & San Francisco Railroad, after said viaduct is completed and said assessments shall be a vendor's lien upon said premises, enforceable as such according to law.

No house shall be erected on any of the above described lots which shall cost less than \$1500.00 Dollars. The above described premises and no part thereof shall ever be sold to any negro.

And the first party will warrant and defend the title to the premises above described unto the said party of the second part, her heirs and assigns against said party of the first part, his heirs and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

Witnesses. J. E. Wade.

J. E. Crosbie.

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

BEFORE ME, Dessie L. Swift, a Notary Public, in and for said County and State, on this 17 day of June 1909, personally appeared J. E. Crosbie and ---- to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS my hand and Notarial seal.

Dessie L. Swift - - - / - - - - -

(SEAL) My commission expires May 6-1, 1912.

Filed for record at Tulsa Okla., Jul . 10, 1909, at 1.10 o'clock P. M.

H. C. Walkley, Register of Deeds (SEAL)
