

Warranty Deed Record No. 66.

B1*

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, } ss.
Tulsa County,

TO

This instrument was filed for record on the 10

day of Dec. A. D. 1909, at 10 o'clock

A.M., and duly recorded in Book on Page

Fee \$ in advance.

Seal. H. C. Walkley,
Register of Deeds.This Indenture, Made this 4th day of December A. D. 1909
between Charles A. Sanderson and his wife Elizabeth Sandersonof Tulsa County, in the State of Oklahoma, of the first part, and
Charles A. MacDonald

of the second part,

WITNESSETH, That said parties of the first part, in consideration of the sum of Seven Hundred

and no/100 DOLLARS,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part of
the second part, his heirs and assigns, all of the following described real estate, situated in the County of

Tulsa and State of Oklahoma, to-wit:

Lot three in block seven of the Buena Vista addition to the
City of Tulsa, according to the recorded plat thereof.Subject however, to the following conditions and restrictions: all
buildings erected on the above described lots to have foundation not less than
10 x 30 feet in size, studding in said buildings to be not less than 16
feet high and no house on said lots to cost less than \$2,000.00 and that no
buildings shall be erected, and that no buildings shall be erected on said lots to be
less than 10 feet from front lot line, without the consent of the grantor in writing. Any
violation of the foregoing conditions and restrictions by the grantor, his heirs and assigns shall work as forfeiture
to all title in and to said lots, and that the aforesaid conditions and restrictions shall extend to and
be hereby made obligatory upon the party of the second part, his heirs and assigns forever.
To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances
thereunto belonging or in any wise appertaining forever. All oil and gas rights are reserved.And said Charles A. Sanderson and Elizabeth Sanderson, for themselves
for their heirs, executors or administrators, do here covenant, promise and agree to and with said part of the second
part, that at the delivery of these presents they are lawfully seized in their own right of an absoluteand indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises
with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles,
charges, judgments, taxes, assessments and encumbrances, of what nature and kind soever; taxes for year 1909
to be paid by Charles A. Sandersonand that they will warrant and forever defend the title to the same unto said part of the second part his heirs and
assigns, against said parties of the first part — their heirs and all and every person, whomsoever, lawfully claiming or to
claim the same. Except taxes & assessments.IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand the day and year above
written.Signature Charles A. Sanderson,
Elizabeth Sanderson.STATE OF OKLAHOMA, } ss.
Tulsa County of TulsaBefore me, the undersigned a Notary Public in and
for the said County and State, on this 4th day of Dec. A.D. 1909, personally appeared

Charles A. Sanderson and Elizabeth Sanderson

and 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 myofficial this 4th day of December 1909.My Commission Expires July 1st 1911.Seal. R. B. Rose,
Notary Public.