

## DEED RECORD, No. 67.

SAML. GONSWORTH BOOK CO., LEAVENWORTH, KAN. No. 19787

## DEED--GENERAL WARRANTY.

THIS INDENTURE, Made this 21<sup>st</sup> day of January, A. D. 1910, between  
Charles W. Grimes, Trustee

Tulsa County, in the State of Oklahoma, of the first part, and Alice Smith

of the second part:

WITNESSETH, The said part 1<sup>st</sup> of the first part, in consideration of the sum of Two Hundred and no DOLLARS, the receipt of which is hereby acknowledged, do she presents grant, bargain, sell and convey unto the said part 2<sup>d</sup> of the second part, her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit: Lot numbered Eight (8) in Block numbered Seven (7) in the Midway Addition to Tulsa, Oklahoma according to the recorded plat filed thereon

Provided always that this Deed, and any of the Covenants herein contained are subject to Condition and reservation binding upon the parties their heirs and assigns, that in no event shall the second party, her heirs and assigns erect upon any portion of the premises herein described a building to be used for residence purposes costing less than Four Hundred Dollars (\$400.00)

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said Charles W. Grimes, Trustee for his heirs, executors or administrators, do she hereby covenant, promise and agree to and with said part 2<sup>d</sup> of the second part, that at the delivery of these presents she is lawfully seized in her own right of an absolute and 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 incumbrances, of what nature and kind soever;

and that he will warrant and forever defend the title to the same unto said part 2<sup>d</sup> of the second part her heirs and assigns, against said part 1<sup>st</sup> of the first part his heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1<sup>st</sup> of the first part has hereunto set his hand the day and year above written.

Sign here Charles W. Grimes,  
Trustee

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, B. F. Pittus, a Notary Public, in and for the said County and State, on this 21<sup>st</sup> day of January, A. D. 1910, personally appeared Charles W. Grimes, Trustee

and he 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.

My commission expires Sept 12 1914 (Seal) Notary Public

This instrument was filed for record on the 21 day of Jan, A. D. 1910, at 3<sup>20</sup> o'clock P. M.  
 Fee, \$           

By            Deputy.

H. C. Walker  
(Seal) Register of Deeds.