

DEED RECORD, No. 67.

DEED--GENERAL WARRANTY.

THIS INDENTURE, Made this 31st day of January, A. D. 1910, between
Charles W. Grimes, Trustee
 Tulsa County, in the State of Oklahoma, of the first part, and H. B. Fredrick
 of the second part:

WITNESSETH, The said party of the first part, in consideration of the sum of Two Hundred Seventy Five and 00/100 DOLLARS, the receipt of which is hereby acknowledged, doe by these presents grant, bargain, sell and convey unto the said party 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 Numbered One (1) in Block Numbered Six (6) in the Midway Addition to the City of Tulsa, Oklahoma
Providing 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, his heirs and assigns, erect upon any portion of the premises herein described, a building to be used for residential 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 hereby covenant, promise 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, 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 party of the second part his heirs and assigns, against said party of the first part his heirs and all 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 above written.

Sign here Charles W. Grimes
Trustee

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, J. B. Crewson, a Notary Public, in and for the said County and State, on this 31st 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 Sep 27th 1910 (Seal) J. B. Crewson Notary Public

This instrument was filed for record on the 2 day of Feb, A. D. 1910, at 1:20 o'clock P. M.
 Fee, \$

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