

DEED RECORD, No. 67.

KAMI DODSWORTH BOOK CO., LEAVENWORTH, KAN., No. 19181

COMPARED

DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this 18th day of March, A. D. 1912, betweenCharles W. Grimes, Trustee
Tulsa County, in the State of Oklahoma, of the first part, andDavid A. Thomas of the second part:WITNESSETH, The said party of the first part, in consideration of the sum of Eleven Hundred and 00 DOLLARS, the receipt of which is hereby acknowledged, do he 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's numbered Thirteen (13), and Fourteen (14), in Block Four (4) Midway Addition to the City of Tulsa, Oklahoma.Provided always, that this agreement, and any of the covenants herein contained, are subject to condition and reservations 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 not less than Eight Hundred Dollars (\$800.00)

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 he 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 and every person whomsoever, lawfully claiming or to claim the same.IN WITNESS WHEREOF, The said party of the first part has his hereunto set his hand the day and year above written.

Sign here

Charles W. Grimes
Trustee

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Chas. T. Abbott, a Notary Public, in and for the said County and State, on this 18 day of March, A. D. 1912, personally appearedCharles 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 Nov 8, - 1913Seal Chas. T. Abbott
Notary PublicThis instrument was filed for record on the 18th day of March, A. D. 1912, at 3:30 o'clock P. M.
Fee, \$Seal T. S. Nalkley
Register of Deeds

By Deputy.