

## DEED RECORD, No. 67.

COMPARED

## DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this 1st day of January, A. D. 1910, betweenCharles O. Grimes, TrusteeTulsa County, in the State of Oklahoma, of the first part, and W. C. Wall

of the second part:

WITNESSETH, The said part y of the first part, in consideration of the sum of Five Hundred and twenty five and 00/100 DOLLARS, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said part y 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 Twelve (12) in Block numbered Eight (8) and Lot numbered Eight (8) in Block numbered Six (6) in the Midway Addition to Tulsa, Oklahoma according to the Recorded Plat filed there.

Provided always that this deed and the covenants herein contained are subject to condition and reservation binding upon the grantor his heirs and assigns that in no event shall said grantor his heirs and assigns erect upon any portion of said Lot 12 in Block 8 a building to be used for residence purposes costing less than \$450.00 and upon any portion of said Lot 8 in Block 6 a building to be used for residence purposes costing less than \$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 O. Grimes Trustee for his heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y 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 part y of the second part his heirs and assigns, against said part y 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 y of the first part has hereunto set his hand the day and year above written.

Sign here Charles O. Grimes  
Trustee

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Henry L. Reed, a Notary Public, in and for the said County and State, on this 14th day of January, A. D. 1910, personally appeared

Charles O. 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 Feb. 15-1910

This instrument was filed for record on the 8 day of Jan

Fee, \$

A. D. 1910, at 4:15 o'clock P. M.

H. L. Reed  
Notary Public  
H. C. Wall  
Register of Deeds.

By Deputy.