

COMPARED

SAM'L DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 19187

DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this 22nd day of January, A. D. 1910, between Charles W. Grimes, Trustee

Tulsa County, in the State of Oklahoma, of the first part, and A. M. Christy

of the second part:

WITNESSETH, The said part 4 of the first part, in consideration of the sum of Three Hundred and twenty five DOLLARS, the receipt of which is hereby acknowledged, do ss by these presents grant, bargain, sell and convey unto the said part 4 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 twenty four (24) in Block numbered Three (3) in Midway Addition to the City of Tulsa Oklahoma

Provided, always, that this deed and any of the covenants herein contained, are subject to condition and reservation running 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 residence purposes costing less than Five Hundred dollars (\$500.00)

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 ss hereby covenant, promise and agree to and with said part 4 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 4 of the second part his heirs and assigns, against said part 4 of the first part his heirs and all every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 4 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, Henry L. Reed, a Notary Public, in and for the said County and State, on this 22nd 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 Jan 17-1914 (Seal) Henry L. Reed Notary Public

This instrument was filed for record on the 22 day of Jan, A. D. 1910, at 3 o'clock P. M.
Fee, \$

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