

WARRANTY DEED.

THIS INDENTURE, Made this 2nd, day of September A. D. 1909, by and between J. E. Crosbie & his wife, Elizabeth Crosbie, party of the first part, and S. S. Mohrman & Claude N. Mohrman his wife, party of the second part:

WITNESSETH: That the said party of the first part, in consideration of the sum of Two Hundred, Fifty & no/100 Dollars, the receipt of which is hereby acknowledged, does hereby and by these presents, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described real estate, situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

Lot One (1), Block Four (4) of Crosbie Heights Addition to Tulsa, Oklahoma, according to the recorded Plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances therein and thereto belonging or in anywise appertaining thereto

And the said J. E. Crosbie, for himself, his heirs, executors and administrators, does hereby covenant and agree to and with the 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 in and to all and singular the above granted and described premises; that the same are free clear, discharged and unincumbered of and from all former grants and titles, charges, judgements of whatsoever kind or nature soever, except taxes.

That an assessment not to exceed ten per cent of the above purchase price shall be levied at the time by the first party herein for the purpose of building a viaduct over the railroad of the St. Louis & San Francisco Railroad, after said viaduct is completed and said assessment shall be a vendor's lien upon said premises, enforceable as such according to law.

No house shall be erected on any of the above described lots which shall cost less than \$1500.00 Dollars. The above described premises and no part thereof shall ever be sold to a negro.

And that the said first party will warrant and defend the title to the premises above described, unto the 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 hereunto set his hand the day and year first above written.

WITNESSES:

J. E. Crosbie

J. E. Wade

Elizabeth Crosbie.

W. J. Barber

STATE OF OKLAHOMA,)
: SS COUNTY, SS.
TULSA COUNTY.)

BEFORE ME, Dessie L. Swift, a Notary Public, in and for said County and State, on this 2nd, day of September 1909, personally appeared J. E. Crosbie, and --- 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. Witness my hand and Notarial Seal.

Dessie L. Swift, Notary Public.

(SEAL) My commission expires May 6, 1912.