

## Deed and Cherokee Patents.

#37401

SAML BOWEN &amp; SONS CO., OKLAHOMA LEAVENWORTH, KAN. No. 20003

## TRUSTEE'S DEED.

WHEREAS, On the 17th day of June, 1900, Wesley P. Moore, E. Milton Latimer and J. L. Harnago, parties grantor, executed and delivered to the UNION TRUST COMPANY, a corporation of the City of Tulsa, Tulsa County, Oklahoma, as trustee, a deed of trust, to the property therein described, known as the Burgess Hill Addition to the City of Tulsa, Oklahoma, which deed was, on the 17th day of June, 1900, recorded in the office of the Register of Deeds of Tulsa County, Oklahoma, in Book 62, at page 444, in which deed the parties grantor covenanted and agreed to warrant and defend the title to said property, and every part and parcel thereof, to and unto all persons, firms or corporations to whom the said UNION TRUST COMPANY, its successors or assigns, may, as such trustee, convey the same, against the claims of all persons whomsoever; and did in said deed, ratify and confirm all acts which the said Trust Company might do thereunder.

NOW, THEREFORE, This indenture, made this 13<sup>th</sup> day of January, 1912, between the UNION TRUST COMPANY, as such Trustee, party of the first part, in pursuance of the powers conferred upon it by said deed of trust and Leah Hilda Haggerty party of the second part:

WITNESSETH, That for and in consideration of the sum of Eight Hundred 00/100 DOLLARS, the receipt whereof is hereby acknowledged, the party of the first part, as such Trustee, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, the following-described real property, lying and situate in the Burgess Hill Addition to the City of Tulsa, Tulsa County, Oklahoma, to-wit:

Lot Three (3) in Block Fifteen (15) as per recorded amended plat thereof

subject to any and all general and special taxes for 1909 and subsequent years which are hereby assumed by party of the second part

together with the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs and assigns, forever; provided always, that this grant, and the covenants herein contained, are subject to a condition and reservation binding upon the parties, their heirs or assigns, that in no event shall the second party, his heirs or assigns, erect upon any portion of the premises described, a building other than a dwelling house, and curtilages thereto, and costing less than Fifteen Hundred \$1500.00 Dollars.

The party of the first part covenants and agrees with the party of the second part that the covenants of warranty and all covenants and agreements by the said parties grantor in said trust deed of date June 17, 1900, shall run to the party of the second part, herein, and that the party of the first part will, as such trustee, forever warrant and defend the title to the said real property, in and to the party of the second part, her heirs and assigns, against all claims or acts of the first party and those of all persons claiming by, through or under it, and no other.

IN WITNESS WHEREOF, The party of the first part has caused these presents to be executed in its behalf by its vice President, and attested by its Secretary, and the seal of the corporation hereto affixed, by authority of its board of directors and by-laws, this

13<sup>th</sup> day of January, 1912.  
Attest: W. E. Kelly Secretary, Union Trust Company, Trustee, W. E. Leonard President.

## ACKNOWLEDGMENT.

State of Oklahoma, County of Tulsa, ss.

Before me, Arthur Newlin a Notary Public, in and for said County and State, on this 13<sup>th</sup> day of January, 1912, personally appeared

W. E. Leonard to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

WITNESS my hand and official seal, (Seal) Arthur Newlin Notary Public, My commission expires October 3<sup>rd</sup> 1914

This instrument was filed for record on the 13 day of Jan, A. D. 1912, at 12 o'clock — M.

By W. E. Leonard Deputy, (Seal) W. E. Leonard Register of Deeds.