

Warranty Deed.

KNOW ALL MEN BY THESE PRESENTS:

That The Magee Investment Company, (a corporation) organized under the laws of the state of Oklahoma, in consideration of the sum of Two Thousand Dollars (\$2000.00) in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Josephine R. Wansey her heirs and assigns, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lot One (1) and the north twenty five (25) feet of Lot two (2) in Block One (1)-----
Said lots being further described as follows. Beginning at the northwest corner of lot one, thence south seventy five feet along the west line of said lots one and two, thence east on a line parallel to the north line of said lots thence north seventy five feet to the northeast corner of lot one, thence west along the north line of lot one to point of beginning in Carlton Place Addition to the city of Tulsa, according to the recorded plat thereof, together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same.

TO HAVE AND TO HOLD the said described premises unto the said grantee, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

It is made the condition of this deed that the grantee her heirs and assigns shall not use the above described property for other than residence purposes; that the grantee her heirs and assigns, shall not erect thereon a residence which shall cost less than the sum of twenty five hundred dollars; that no part of said residence shall be within twenty feet to the Cheyenne avenue street line, nor shall the grantee, her heirs and assigns erect a barn or garage thereon, the rear line of which shall be more than fifteen feet from the alley *line*

In witness whereof, the said grantor has caused these presents to be signed ⁱⁿ its name, by its president and its corporate seal to be affixed attested by its secretary at Tulsa, Oklahoma, on this 7th day of January 1910.

THE MAGEE INVESTMENT COMPANY.
(a corporation)

(CORP SEAL)

By Carl C. Magee, President.

Attest:- P.R. Magee, Secretary.

State of Oklahoma, Tulsa, County, S.S.

Before me, a Notary Public in and for said County and State on this 7th day of January 1910 personally appeared Carl C. Magee to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

(seal)

Vance Graves, Notary Public.

My commission expires Nov. 28 1911.