

WARRANTY DEED

COMPARED

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 One thousand Dollars, (\$ 1000) in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto M. L. Duncan his heirs and assigns, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lot thirty-eight (38) in Block Three
(3)

in Carlton Place Addition to the City of Tulsa, Oklahoma, 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, his heirs and assigns, shall not use the above described property for other than residence purposes; that the grantee, his heirs and assigns shall not erect thereon a residence which shall cost less than the sum of two thousand Dollars; that no part of said residence shall be within twenty feet of the avenue avenue street line, nor shall the grantee, his 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 17th day of

February, 1911 Seal THE MAGEE INVESTMENT COMPANY, (A Corporation)
By Carl C. Magee President.
Attest C. E. Magee Secretary.

STATE OF OKLAHOMA,)
Tulsa County,) ss.

Before me, a Notary Public in and for said County and State on this 17th day of February, 1911, 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:

My commission expires March 29, 1911 Seal Benjamin C. Garner Notary Public.

This instrument was filed for Record on the 17 day of Feb., A. D., 1911, at 9:15 o'clock P. m. Seal H. C. Walker Deputy. REGISTER OF DEEDS.