

WARRANTY DEED

COMPARED

THIS INDENTURE, Made this 18th day of February A. D., 1909
 by and between J. E. Crosbie, party of the first part, and Mrs. Elizabeth E. Crosbie
 part 4 of the second part:

WITNESSETH: That the said party of the first part, in consideration of the sum of One (\$1.00) Dollar

the receipt of which is hereby acknowledged, does hereby and by these presents, grant, bargain, sell and convey unto the said part 4 of the second part her heirs and assigns, the following described real estate, situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

Lots One (1) and Two (2) in Block Eleven (11) 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 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 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, judgments, of whatever kind or nature soever, except Taxes

That an assessment not to exceed ten per cent of the above named purchase price shall be levied at any 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 \$2500.00 dollars. The above described premises and no part thereof shall ever be sold to any negro.

And that the said first party will warrant and defend the title to the premises above described, unto the said part 4 of the second part, of her heirs, and assigns against said party of the first, his heirs and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of first part has hereunto set his hand the day and year first above written.

Witnesses:

J. E. Wade

J. E. Crosbie

STATE OF OKLAHOMA,)

) ss.

Tulsa County,)

Before me, Dessie L. Swift a Notary Public in
 and for said County and State on this 28 day of February, 1910
 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:

My Commission expires May 26 1912

Dessie L. Swift

(Seal)

This instrument was filed for Record on the 4 day of Mar, A. D., 1910,

at 8 o'clock a.m.

By Seal H. C. Wadley Deputy.

REGISTER OF DEEDS.