

WARRANTY DEED

GAB 741003

THIS INDENTURE, Made this 6th day of February A. D., 1911
 by and between J. E. Crosbie, party of the first part, and J. H. Morgan
 part of of the second part:

WITNESSETH: That the said party of the first part, in consideration of the sum of Twelve hundred & no 1,00 Dollars
 the receipt of which is hereby acknowledged, does hereby and by these presents, grant, bargain, sell and convey unto the said
 part of 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:

Sektwo (2) in Block seven (7) 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 of of the second part that at the delivery of these presents he is lawfully seized in his own right of an ab-
 solute and indefeasible estate of inheritance in fee simple in and to all and singular the above granted and described premi-
 ses; 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 vi-
 duct 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 \$1,500.00
 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 of
 of the second part, his heirs, and assigns against said party of the first, his heirs and all and every per-
 son 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,

N. O. Buck

Notary Public

and for said County and State on this 6th day of February, 1911
 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 July 7th 1911

seal

N. O. Buck

Notary Public

This instrument was filed for Record on the 6th day of March, A. D., 1911,
 at 9 40 o'clock A.m.

seal

H. E. Walkley

By _____ Deputy.

REGISTER OF DEEDS.