

# WARRANTY DEED

COMPARED

THIS INDENTURE, Made this 31st day of March A. D., 1911  
by and between J. E. Crosbie, party of the first part, and Mrs. C. A. Mayo  
part y of the second part:

WITNESSETH: That the said party of the first part, in consideration of the sum of Six hundred fifty & no/100 dollars  
the receipt of which is hereby acknowledged, does hereby and by these presents, grant, bargain, sell and convey unto the said  
part y 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:

Lot (14) Frontier in Block (10) Ten in the Crosbie Heights  
addition to the city of Tulsa, Oklahoma according to the official  
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 y 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-  
aduct 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 y  
of the second part, her 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, )  
Tulsa County, ) ss.

Before me, W. O. Buck a notary public in  
and for said County and State on this 31st day of March, 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 W. O. Buck notary public

This instrument was filed for Record on the 4 day of Apr, A. D., 1911,  
at 2 o'clock P.m.

By H. C. Warkley Deputy.  
REGISTER OF DEEDS.