

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 21st day
of April A. D. 1920, at 2¹⁰ o'clock P. M.,
and duly recorded in book 168 on page 21
Fee, \$ 1.00 in advance. H. C. Walker Register of Deeds.

This Indenture, Made this 21st day of April A. D. 1920
between Bessie B. Orcutt and Samuel A. Orcutt her husband.

Tulsa County, in the State of Oklahoma, of the first part, and

Miss Bessie E. Mac Cuddy.

of the second part.

WITNESSETH, The said part 1st of the first part, in consideration of the sum of
Two hundred and fifty (\$250.00) and no/100 Dollars,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 2^d of the second part,
her heirs and assigns, all of the following described real estate, situated in the County of Tulsa and
State of Oklahoma, to-wit:

Lot three (3) in Block twenty (20) of the Orcutt Addition to the City of
Tulsa, Oklahoma,

Provided always, that this instrument, and any of the covenants herein contained
are subject to a condition and reservation binding upon the party of the second
part, her heirs or assigns, that in no event shall, the second party, her heirs or assigns
erect upon any portion of the premises here in described, a building to be used for
residence purposes costing less than \$1,000.00, in the event the party of the second part
shall fail to keep this condition, the parties of the first part are relieved
from all obligations under this contract, and may consider the payments made
as rentals, and are entitled to possession of said property.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
any wise appertaining forever.

And said Bessie B. Orcutt and Samuel A. Orcutt her husband
for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2^d of the second part, that
at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inher-
itance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free,
clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances, of what
nature and kind soever;

and that they will warrant and forever defend the title to the same unto said part 2^d of the second part her heirs and assigns, against
said parties of the first part and their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year above written.

Sign here Bessie B. OrcuttSamuel A. Orcutt

STATE OF OKLAHOMA,

Tulsa

County.

Before me, the undersigned

a Notary Public in and for the said County and State, on this 21st day of April 1920, personally
appeared Bessie B. Orcutt and Samuel A. Orcutt her husband
and they to me known to be the identical persons who executed the within and
foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and
purposes therein set forth.

My commission expires May 13, 1919H. C. Walker

Notary Public.