

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 5 day

of May A. D. 1910, at 3 o'clock P. M.,

and duly recorded in book on page

Fee, \$ in advance. H. W. Schrey Registrar of Deeds.

(Seal)

This Indenture, Made this 3rd day of May A. D. 1910

between Charles W. Grimes, Trustee

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

of the second part.

WITNESSETH, The said part 1 of the first part, in consideration of the sum of Two Hundred and Twenty five and 00/100 Dollars,

the receipt of which is hereby acknowledged, do hereby these presents grant, bargain, sell and convey unto the said part 2 of the second part,

his heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

Lot numbered two (2) in Block Numbered Seven (7) in the
Midway Addition to the City of Tulsa, Oklahoma

Provided always that this deed and any of the covenants herein
contained are subject to condition and reservation binding upon the
grantor, her heirs and assigns, that in no event shall said grantor
her heirs and assigns erect upon any part of said lot herein described
a building to be used for residence purposes costing less than Four
hundred Dollars

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 Charles W. Grimes, Trustee
for his heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2 of the second part, that
at the delivery of these presents he is lawfully seized in 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 he will warrant and forever defend the title to the same unto said part 2 of the second part, his heirs and assigns, against
said part 1 of the first part, his heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1 of the first part has hereunto set his hand the day and year above written.

Sign here: Charles W. Grimes
Trustee

STATE OF OKLAHOMA,

Tulsa County, ss.

Before me, D. B. Brewster

a Notary Public in and for the said County and State, on this 3rd day of May 1910, personally

appeared Charles W. Grimes and Trustee

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.

My commission expires Sept 27th 1910 (Seal)

D. B. Brewster
Notary Public.