

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 17 day of May, A. D. 1910, at 10 25 o'clock A. M.,and duly recorded in book Dea on page McKelley Fee, \$ in advance. Register of Deeds.This Indenture, Made this 7th day of May, A. D. 1910between Charles H. Grimes, Trustee

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

Lou E. Hudson

of the second part.

WITNESSETH, The said part 1st of the first part, in consideration of the sum of Five hundred and ten and 00/100 Dollars, the receipt of which is hereby acknowledged, do es by these presents grant, bargain, sell and convey unto the said part 2d 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 four (4) in the Midway Addition to Tulsa, Oklahoma, according to the recorded plat filed thereof.

Provided always that this deed and any of the covenants herein contained are subject to condition and reservation binding upon the grantee herein his heirs and assigns, that in no event shall said grantee his heirs and assigns erect upon any part of said premises a building to be used for residence purposes costing less than eight 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 H. Grimes, Trustee for his heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part 2d 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, 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 2d of the second part his heirs and assigns, against said part 1st of the first part his their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

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

Sign here Charles H. Grimes Trustee

STATE OF OKLAHOMA,

Tulsa

County.

Before me,

B. H. Pettus

a Notary Public in and for the said County and State, on this 7th day of May, 1910, personally appeared Charles H. Grimes Trustee and

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 12 1912

Dea B. H. Pettus

Notary Public.