

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 5th day
of July, A. D. 1910, at 2²⁵ o'clock P.M.,
and duly recorded in book _____ on page _____

Fee, \$ _____ in advance.

Register of Deeds.

This Indenture, Made this 5th day of July, A. D. 1910
between Charles W. Grimes, Trustee

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

of the second part.

WITNESSETH, The said part y of the first part, in consideration of the sum of Two
Hundred and 00/100 Dollars,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part y 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 Four (4) in Block Numbered
Seven (7) in the Midway Addition to Tulsa, Oklahoma, accor-
ding to the records first filed thereof

Provided always that this deed is made sub-
ject to condition binding upon the grantee, his heirs and assigns
that in no event shall said grantee, his heirs and assigns
erect upon any part of said lot a building to be used for
residence purposes costing less than \$400⁰⁰

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 by hereby covenant, promise 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 absolute and indefeasible estate of inheri-
tance, 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 y of the second part his heirs and assigns, against
said part y 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 part y of the first part has hereunto set his hand and the day and year above written.

Sign here Charles W. Grimes
Trustee

STATE OF OKLAHOMA,

Tulsa County.Before me, D. B. Brewson

a Notary Public in and for the said County and State, on this 5th day of July, 1910, personally
appeared Charles W. 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 27th 1910

(Seal) D. B. Brewson
Notary Public.