

## General Warranty Deed Record 81.

COMPARED

## DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 17 day  
 of Mar, A. D. 1911, at 3 30 o'clock P. M.,  
 and duly recorded in book 81 on page 28.  
 (Seal) H. C. Walkley Register of Deeds.  
 Fee, \$       in advance.

This Indenture, Made this 14th day of March, 1911, A. D. 1911  
 between S. A. Orcutt, and Annie B. Orcutt, his wife, of Tulsa, Okla-  
homa  
 Tulsa County, in the State of Oklahoma, of the first part, and C. B. Walker, of Tulsa, Tulsa  
County, State of Oklahoma  
 of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of  
Twelve Hundred (\$1,200.00) Dollars and        Dollars,  
 the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party 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 Forty (40) in Block Three (3) of the Carleton  
Place Addition to the city of Tulsa, Oklahoma.

Grantee shall not use above described property for other  
 than residence purposes, shall not erect thereon a residence  
 costing less than \$2,000.00, no part of said residence to be  
 within 20 Feet of the Carson Avenue Street Line, nor shall  
 grantee erect any barn or garage, the rear line of  
 which shall be more than fifteen feet from the  
 alley line.

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 S. A. Orcutt, and Annie B. Orcutt, his wife  
 for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, that  
 at the delivery of these presents they are lawfully seized in their 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 they will warrant and forever defend the title to the same unto said party of the second part his heirs and assigns, against  
 said party of the first part 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. S. A. Orcutt  
Annie B. Orcutt

STATE OF OKLAHOMA,

Tulsa

County.

Before me, the undersigned

a Notary Public in and for the said County and State, on this 17th day of March, 1911, personally  
 appeared S. A. Orcutt and Annie B. Orcutt  
and his wife to me known to be the identical person 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.

(Seal)  
 My commission expires May 13, 1911.

Sophia Magnuson  
 Notary Public.