

DEED RECORD

295

COMPARED

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 28th day of January, A. D. 1911, between Charles W. Grimes, Trustee

Tulsa County, in the State of Oklahoma, of the first part, and H. E. Wackley

of the second part:

WITNESSETH, The said part y of the first part, in consideration of the sum of One Hundred Fifty (\$150.00) and 50 DOLLARS, the receipt of which is hereby acknowledged, do es 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 seven (7) in Block numbered seven (7) in Midway Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

Provided, always, that this conveyance and any part of the covenants therein contained are subject to condition and reservation hereinafter made, to-wit: that in no event is a building to be used for residence purposes to be erected upon said premises or any part thereof costing less than \$400.00.

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

And said Charles W. Grimes, Trustee

for his heirs, executors or administrators, do es 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 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;

Except taxes for the year 1910 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 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 the day and year above written.

Sign here Charles W. Grimes, Trustee

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Albert H. Bell, a Notary Public, in and for the said County and State, on this 28th day of January, A. D. 1911, personally appeared Charles W. Grimes, Trustee

and Charles W. Grimes, Trustee 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 Oct 29 1914 (Seal) Albert H. Bell Notary Public.

This instrument was filed for record on the 24 day of Feb, A. D. 1911, at 3:30 o'clock P. M.
Fee, \$.

By H. E. Wackley Deputy.
(Seal) H. E. Wackley Register of Deeds.