

# DEED RECORD

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SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20975

## DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 30th day of December, A. D. 1910, between

Charles W. Grimes, Trustee

Tulsa County, in the State of Oklahoma, of the first part, and R. L. Steward

of the second part:

WITNESSETH, The said party of the first part, in consideration of the sum of

three hundred and fifty

and no DOLLARS,

the receipt of which is hereby acknowledged, do hereby 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 numbered one (1) in Block numbered eight (8) in the midway addition to Tulsa, Oklahoma, according to the recorded plat filed thereof.

Provided always, that this deed and the covenants therein contained are subject to condition and reservation in binding upon said grantee, his heirs and assigns, that in no event shall said grantee, his heirs and assigns, erect upon any part of said lot herein conveyed 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 anywise appertaining, forever.

And said

Charles W. Grimes Trustee

for his 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 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 as to taxes for year 1910.

and that he 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 his heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party 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 30th day of December, A. D. 1910, personally appeared

Charles W. Grimes, Trustee

and he 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 9 day of Jan, A. D. 1911, at 11:20 o'clock a. M.

Fee, \$ Seal, H. L. Whiskey

Register of Deeds.

By Seal, H. L. Whiskey Deputy.