

THIS INDENTURE, Made this 1st day of November A. D. 1913, betweenCharles W. Grimes Trustee

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

H. S. Cooper

of the second part.

WITNESSETH, The said part of of the first part, in consideration of the sum of Two Hundred300

and

00/100

DOLLARS,

the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said part of 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 Nine (9) in Block numbered seven (7)
in the Midway Addition to the City of Tulsa Oklahoma
according to the recorded plat thereof

provided always that this agreement and any of the covenants herein con-
tained are subject to conditions and reservation binding upon the parties
hereto their heirs and assigns that in no event shall the second party
his heirs and assigns erect upon any portion of the premises herein des-
cribed a building to be used for residence purposes costing less than
Four Hundred Dollars (\$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 Trusteefor 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;and that he will warrant and forever defend the title to the same unto said part of of the second part his heirs and assigns, against said part of 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 of of the first part has his hereunto set his hand the day and year above written.

Sign here

Charles W. Grimes
TrusteeSTATE OF OKLAHOMA, Tulsa County, SS.

Before me,

D. B. Brewson

a Notary Public in and for the said County and State,

on this 1st day of November 1913, personally appearedCharles W. Grimes Trustee andand 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

Sept 28 - 1914(Real) D. B. Brewson

Notary Public.

STATE OF OKLAHOMA, TULSA COUNTY, SS.

This instrument was filed for record on the

19

day of

OctA. D. 1913, at3

o'clock

P. M., and duly recorded in Book

on page

Fee, \$

in advance.

(Real) Lewis C. Cline

Register of Deeds.