

207220

GENERAL WARRANTY DEED

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THIS INDENTURE, made this 7th day of June, 1972 between H. M. Thralls and Frances O. Thralls, husband and wife, Parties of the First Part and Joseph L. Caldwell and Nina K. Caldwell, husband and wife, with the right of survivorship as hereinafter set out, Parties of the Second Part.

WITNESSETH: That in consideration of the sum of ----- Ten and no/100 ----- dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, said Parties of the First Part do by these presents grant, bargain, sell and convey unto Joseph L. Caldwell and Nina K. Caldwell, husband and wife, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

THE SURFACE ONLY of the following described tract:

Beginning at a point which bears South 89° 47' E, 1327.78 ft., thence North 0° 3' West, 1289.22 ft., thence North 2° 56' East, 200.09 ft., thence North 0° 18' East, 1460 ft., thence North 55° 34' East, 1220 ft., thence North 20° 34' East, 380 ft. from Southwest corner of Section 20, Township 19 North, Range 10 East for point of beginning of this tract (Lot 22, Block Three of the unrecorded plat of Rim Rock Estates): thence North 20° 34' East, 210.61 ft.; thence North 65° 22' West 273.82 ft.; thence North 68° 45' West 260.67 ft.; thence South 23° 53' West 210 ft.; thence South 67° 35' East, 543.14 ft. to point of beginning, containing 2.58 acres, more or less.

The Grantors specifically reserve or except the minerals in and under the above described land.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said Parties of the First Part, their heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said Parties of the Second Part that at the delivery of these presents they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and are subject to the following RESTRICTIONS which shall run with the land:

1. This tract shall not be divided into tracts of less than 30,000 sq. ft.
2. Improvements on this tract shall be limited to structures of new construction for residence purposes, with a ground floor area of not less than 1,000 sq. ft. At least one-third of the outer surface of the structure shall be of masonry construction, and one such structure shall be permitted for each tract of 30,000 sq. ft.
3. No structure shall be located nearer the west or front line of the tract than 50 ft. and no building shall be located nearer than 25 ft. from the north and south lines of the tract,

and that parties grantor will WARRANT AND FOREVER DEFEND the same unto said Parties of the Second Part, their heirs, successors and assigns against said Parties of the First Part, their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

Bar 3527. Utter Sq. . . . continued
Jules