

D E E D.

KNOW ALL MEN BY THESE PRESENTS:

That the American-First Trust Company in Oklahoma City, Trustee, a corporation, organized and existing under the laws of the State of Oklahoma, party of the first part, for and in consideration of the sum of Twenty Nine Thousand (\$29,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the City of Oklahoma City, Oklahoma, all of the following described real estate, situated in Oklahoma County, Oklahoma, to-wit:

All of Block "B" and all of Lot "A" in Block Twenty (20), Edgemere Park Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof.

together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD the above described premises unto the party of the second part, its successors or assigns forever, free and clear of and from all liens, charges and incumbrances of whatsoever nature thereon.

This conveyance is executed by the party of the first part under and by virtue of a certain instrument and conveyance granted and given to the party of the first part which is recorded in Book 57 at page 175 of Real Estate Misc. Records of Oklahoma County, Oklahoma.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in the manner and form provided by law and duly attested by the Secretary thereof with the seal hereunto affixed, on this 12 day of October, 1928

ATTEST:

J. H. McConnell
Secretary

THE AMERICAN-FIRST TRUST COMPANY
IN OKLAHOMA CITY, Trustee

By

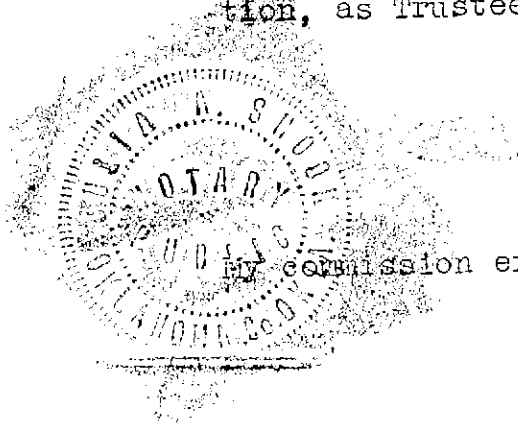
[Signature]
Vice-President

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92528

STATE OF OKLAHOMA)
) SS
OKLAHOMA COUNTY,)

Before me, the undersigned, a Notary Public in and for said County and State, on this 12 day of October, 1928, personally appeared Ray McLain, to ~~be~~ known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument, as its Vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, as Trustee, for the uses and purposes therein set forth.



Julia A. Shook

Notary Public

My commission expires: July 23, 1931

Approved as to form
Oct. 10 - 1928
M. N. McManis

TRUST DEED
(copy)

KNOW ALL MEN BY THESE PRESENTS:

That Edgemere Development Company, a corporation of Oklahoma City, Oklahoma, First Party, in consideration of the sum of \$1.00 and other valuable considerations, in hand paid to First Party and receipt of which is hereby acknowledged; does hereby grant, bargain, sell and convey unto the American First Trust Company in Oklahoma City, a corporation of Oklahoma City, Oklahoma, as Trustee, Second Party, and Second Party's successors and assigns, the following described real property situated in Oklahoma County, State of Oklahoma, TO WIT:

Beginning on the north line of 32nd Street as platted in Edgemere Park, an addition to Oklahoma City, Oklahoma, at a point on the west line of the northeast quarter, Section 21, Township 12 N, Range 3 West, and 720 feet north from the southwest corner thereof; thence east 609.33 feet; thence to the left along the arc of a 102.3 feet radius curve a distance of 147.3 feet; thence north 7° 06' 30" east a distance of 201 feet; thence to the right along the arc of a 776.3 feet radius curve a distance of 167.4 feet; thence east 11° 04' south a distance of 231.8 feet; thence to the left along the arc of a 2,805 feet radius curve a distance of 541.7 feet; thence east 0° 00' a distance of 153.9 feet; thence to the left along the arc of a 1,597 feet radius curve a distance of 187.1 feet; thence south 5° 17' east a distance of 159.24 feet to the north line of 32nd Street as platted in said addition; thence east along the north line of said 32nd Street to the west right-of-way line of the A. T. & S. F. Railway; thence in a northwesterly direction along the west right-of-way line of A. T. & S. F. Railway to the north line of the said northeast quarter of Section 21, Township 12 North, Range 3 West; thence along the north line of said quarter section to the northwest corner thereof; thence south along the west line of said quarter section a distance of 1923.8 feet more or less to the place of beginning on the north line of 32nd Street as platted in said addition, together with all appurtenances thereunto belonging; and First Party warrants the title to the same.

To have and to hold said premises unto the Second Party, its successors and assigns forever, subject to the provisions hereof.

However, in trust, for the purpose of holding, platting, dedicating, selling, conveying, contracting to sell and convey, and mortgaging and of binding First Party by general warranties of title when dedicating, selling, conveying, contracting to sell and convey, and mortgaging said real property or any part or parts thereof, and for any other or further purposes necessarily incidental to full exercise of the powers hereafter granted to and vested in Second Party; and First Party's warrants that it has full power and authority so to grant, bargain, sell and convey in trust for all the foregoing contemplated purposes and to grant to and vest in Second Party the said powers, and further warrants that this instrument grants, bargains, sells and conveys said real property for such purposes and grants to and vests in Second Party the said powers.

And First Party hereby grants to and vests in Second Party unqualifiedly the following power; (a) To hold, plat, dedicate, sell, convey, contract to sell and convey, and mortgage all or any part or parts of said real property; (b) To bind First Party by general warranties of title when exercising or performing any of the foregoing powers.

W/Deed #98

(c) To take contracts, notes, mortgages, deeds of trust and any other evidences of indebtedness or liens to secure the payment of all or any portion of the purchase price of any of the said real estate and to enforce any portion thereof and to contract for any portion of same and also to sell, assign, transfer and release any such evidence of indebtedness or liens or to contract so to do.
 (d) To exercise any powers and to do anything by Second Party, deemed to be necessary for full exercise of any of the powers or purposes herein contemplated.
 (e) To resign as Trustee hereunder at any time by executing and recording a written resignation. (f) To determine terms of sale and collect thereunder.
 (g) To exercise or accomplish any of the powers contemplated herein by and through any one of Second Party's principal officers and as fully and finally as if Second Party were the owner of title to said real property in fee simple, free from all trusts.

The duration of this trust shall be 21 years unless sooner terminated.

Acts and declarations of Second Party hereunder shall be conclusive and binding on the beneficiaries of this trust and on First Party, insofar as are concerned all persons, other than First Party, Second Party and any beneficiaries.

Liability to third persons for any act, omission or obligation of Second Party, while acting as Trustee hereunder shall extend to the whole estate of the trust created hereby and held by Second Party, or as much thereof as may be necessary to discharge such liability, but no personal liability shall attach to second party or First Party or the beneficiaries of this trust for any such act, omission or liability.

Reference herein to First Party, Second Party and beneficiaries shall include always their several heirs, executors, administrators, successors and assigns.

In witness whereof First Party has caused this instrument to be executed in its corporate name by its president and its seal to be hereto affixed and to be attested by its secretary; and to evidence its acceptance of the trust herein contemplated and the terms hereof, Second Party has caused this instrument to be executed in its corporate name by its Vice-President and its seal to be hereto affixed and to be attested by its secretary, all this 8th day of November, 1927 at Oklahoma City, Oklahoma.

EDGEMERE DEVELOPMENT COMPANY

Attest: Harry Levy, Secretary

Sam Levy, President

Party of First Part

AMERICAN FIRST TRUST COMPANY IN OKLAHOMA CITY

Attest: T. H. McConnell, Secretary

Ray McClain, Vice-President

Filed November 16, 1927, 10:20 - Book 57, Miscellaneous Records, Page 175, Trust Deed

3/6/19

Q65424

to American Trust Fund Co

City of Oklahoma City

PROOF READ \$110

STATE OF OKLAHOMA
OKLAHOMA COUNTY
THIS INSTRUMENT WAS FILED FOR
RECORD ON

OCT 16 2 55 PM 1928

6/9/25

John C. ...

RECORDED