

COMPARED GENERAL WARRANTY DEED RECORD NO. 400

199980 GH

The New Dispatch Print & Audit Co., Shawnee, Okla.

THIS INDENTURE, Made this 8th day of May A. D. 1922, between
Chas. P. Yadon and Eva L. Yadon his wife,
of Tulsa County, in the State of Oklahoma, party of the first part, and
Anra Viner party of the second part.

WITNESSETH: That in consideration of the sum of Three Hundred Fifty (\$350.00)

DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st of the first part, do by these presents, grant, bargain, sell and convey unto said part Y
of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma,
to-wit:

Lot Numbered One Hundred Seventy eight (178) of the Re Sub Division of Lots 2,3,4,5,6,
7,8,9, & 10, Block Two (2) Rodgers Heights Sub Division Tulsa County, Oklahoma,
according to the recorded plat thereof.

It is further covenanted and agreed by the parties hereto that the following covenant
shall be a limitation in Warranty deed, to-wit:

1st. That no residence shall be erected on said premises which shall cost less than
\$2000.00

2nd That said premises shall never be sold to a negro.

3rd. That no building shall be erected within 30 ft. of the lot line facing street.

Any violation of the above restrictions will in itself work a forfeiture of this con-
veyance of this conveyance and the property herein described shall in that event
revert back to party of the first part upon demand.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining, forever.

And said Chas. P. Yadon and Eva L. Yadon his wife their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part, that at the delivery of
these presents that they are lawfully seized in their
own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the
appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments,
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Taxes for 1921.

INTERNAL REVENUE

\$ 6.20

Cancelled

and that they will warrant and forever defend the same unto the said part Y of the second part, her heirs and assigns, against
said part Y, of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the
same.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set their hands the day and year first above written.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this Fifth

day of May 1922, personally appeared

Chas. P. Yadon and Eva L. Yadon his wife,
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed
the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and the official seal the day and year last above written.

My commission expires July 3, 1924 (SEAL) G. V. Baker Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 15th day of May 1922 at 2.00 o'clock A. M.

Book 400, Page 102

Chas. Haley

Deputy.

(SEAL) C. D. Lawson

County Clerk.