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The Rec-Original Print & Audit Co., Shreveport, La.

THIS INDENTURE, Made this 2nd day of February, 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

D. L. Givens party of the second part.

WITNESSETH: That in consideration of the sum of Two Hundred Seventy-five \$275.

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

Lot Numbered Sixty Three (63) of the Re-SubDivision of Lots 1, 2, 3, 4, 5, 16, 17, 18, 19 & 20 in Block One (1) and Lot 1 in 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 conveyance and the property herein described shall in that event revert back to party of the first part upon demand.

INTERNAL REVENUE

\$ 100 Cancelled

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

The Taxes for 1921

and that they will warrant and forever defend the same unto the said part y of the second part, his 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 ies of the first part ha ve hereunto set their hand s, 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 2nd

day of February, 1922, personally appeared

Chas. P. Yadon

and Eva L. Yadon his wife,

to me known to be the identical person s 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 Jan 23, 1923 (SEAL) Eugene L. Roop Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 9th day of May, 1922, at 3:40 o'clock PM.

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Chas. Haley

Deputy.

(SEAL) O. D. Lawson

County Clerk.