

The News-Dispatch Print & Audit Co., Shreveport, La.

THIS INDENTURE, Made this Ninth day of June, A. D., 192 2, between
Chas. P. Yadon and Eva L. Yadon his wife,
of Tulsa County, in the State of Oklahoma, party of the first part, and
W. J. Beaver, party of the second part.

WITNESSETH: That in consideration of the sum of Three Hundred Seventy (\$375.00)

188 DOLLARS,
the receipt whereof is hereby acknowledged, said part 188 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 Two Hundred Eight Nine (289) of the Re-Sub Division of
Lots, 6, 7, 8, 9, 10, 11, 12 13, 14 & 15 Block One (1) 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 And 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
\$ 15.00
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

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 has 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 9th

day of June, 192 2, personally appeared

Chas. P. Yadon

and Eva L. Yadon

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 July 3, 1924 (SEAL) C. V. Baker Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 8th day of July, 192 2, at 2:00 o'clock P. M.

Book 401, Page 137

F. Delman

Deputy.

(SEAL) O. D. Lawson

County Clerk.