

## GENERAL WARRANTY DEED RECORD NO. 401

The News-Dispatch Print &amp; Audit Co., Shawnee, Okla.

THIS INDENTURE, Made this 20th June, A. D., 1922, betweenChas. P. Yadon and Eva L. Yadon his wife,of Tulsa County, in the State of Oklahoma, party of the first part, andChas. A. Baird party of the second part.WITNESSETH: That in consideration of the sum of Five Hundred Sixty (\$560.00)DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part, do by these presents, grant, bargain, sell and convey unto said party 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 One Hundred Seventy-five (175) 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 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 party 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

1921 taxes.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns, against said party 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 parties of the first part ha. 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 20th

day of June, 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 July -- 1924

(SEAL) C. V. Baker

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 28th day of June, 1922, at 12 o'clock -- M.

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Chas. Haley

Deputy.

(SEAL) O. D. Lawson

County Clerk.