

208134 GH

WARRANTY DEED RECORD No. 414

This indenture, Made this Tenth day of June, 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
Nancy E. Smith party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Fifty (\$350.00)
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, her 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 Six (206) of the Re-SubDivision 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 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 anywise
 appertaining, forever.

And said Chas. P. Yadon and Eva L. Yadon his wife their y of the second part that at the delivery of these
 heirs, executors or administrators, do, hereby covenant, promise and agree to and with said part y
 presents that they are lawfully seized in their
 own right of an absolute and indefensible 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, judgment
 taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes 1921.

INTERNAL REVENUE

\$ 50
 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 ies of the first part has 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 Tenth
 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 official seal the day and year last above written.

My commission expires July 3, 1922 (SEAL) C. V. Baker Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 7th day of Sept. 1922 at 8:45 o'clock A. M.
F. Delman Book 414 page 146 Deputy (SEAL) O. D. Lawson County Clerk.