

WARRANTY DEED RECORD No. 414

209958 - BH

This indenture, Made this 28th day of August, A. D. 1922, betweenChas. P. Yaden and Eva L. Yaden, his wifeof Tulsa County, in the State of Oklahoma, party of the first part, and E. S. Beatty party of the second part.Witnesseth: That in consideration of the sum of Five hundred (\$500.00)DOLLARS, the receipt whereof is hereby acknowledged, said party 1st of the first part do by these presents grant, bargain, sell and convey unto said party 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 one hundred sixty nine (169) of the re-subdivision of lots 2, 3, 4, 5, 6, 7, 8, 9, & 10 Block two (2) Rodgers Heights subdivision 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 feet of the lot line facing the 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.

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. Yaden and Eva L. Yaden, his wife, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

INTERNAL REVENUE

\$ 150

Cancelled

and that they will warrant and forever defend the same unto the said party y of the second part his heirs and assigns against said party 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 party 1st of the first part have hereunto set their hands the day and year first above written

Chas. P. YadenEva L. YadenSTATE OF OKLAHOMA, Tulsa County, ss.

Before me the undersigned a Notary Public, in and for said County and State on this 30th day of August, 1922, personally appeared Chas. P. Yaden and Eva L. Yaden, his wife and

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

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 29th day of Sept., 1922, at 2:10 o'clock P.M.
By: F. Delman Deputy, (SEAL) O. B. Lawson County Clerk.