

COMPARED

210838 GH

WARRANTY DEED RECORD No. 414

This Indenture, Made this 14th day of September, A. D. 192 2, betweenChas. P. Yadon and Eva L. Yadon his wife.of Tulsa County, in the State of Oklahoma, party of the first part, andR. E. Holcomb

party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Fifty (\$350.00)DOLLARS, the receipt whereof is hereby acknowledged, said part 1st of the first part do hereby 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 Two Hundred One (201) of the Re-SubDivision of Lots 2,3,4,5,6,7,8, 9,
and 10, Block Two (2) of 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 within one hundred ten (110) feet of front line of lot, which shall cost less than \$2000.00
- 2nd. That said premises shall never be sold to a negro.
- 3rd That no buildings 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
of this conveyance and the property herein described shall in that event revert back to
to the 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
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, judgment
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

1921 Taxes.

INTERNAL REVENUE

\$ 350

Cancelled

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 vs hereunto set their hand the day and year first above writtenChas. P. YadonEva L. YadonSTATE OF OKLAHOMA, Tulsa County, ss.

Before me, The undersigned a Notary Public, in and for said County and State on this 14th
day of September, 192 2, personally appeared.

Chas. P. Yadonand 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 Feb. 19. 1924(SEAL) Edgar M. Lee

Notary Public.

STATE OF OKLAHOMA, Tulsa County, 10thday of Oct.192 2at 1:00o'clock P. M.

Filed for record this the

Book 414 Page 596F. Delman

Deputy

(SEAL) O. D. Lawson

County Clerk.