

207767 GH

WARRANTY DEED RECORD No. 414 COMPARED

This Indenture, Made this 31 day of July, 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
Wilmer Ellis Boswell party of the second part.

Witnesseth: That in consideration of the sum of Seventy Hundred Seventy-five (\$775.00)
DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said part 2
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:

Lots Numbered Two Hundred Sixty (260) and two Hundred Sixty One (261)
of the Re-Sub Division of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15; Block
One (1) Rodgers Heights Sub Division of Tulsa 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 said premises shall never be sold to a negro.

2nd that no residence shall be erected on said premises which shall cost

less than \$2000.00. 3rd That no building shall be erected wit in 30 ft of the lot line
itself work a forfeiture of this conveyance and the property herein described shall in that
event revert back 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 2 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.

Taxes for 1921.

INTERNAL REVENUE
\$ 720
Cancelled

and that they will warrant and forever defend the same unto the said part 2 of the second part his heirs and assigns
against said part 2 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 1st of the first part ha vs hereunto set their hand 8 the day and year first above written

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, M. Craddock a Notary Public, in and for said County and State on this 31st
day of July, 1922, personally appeared

Chas. P. Yadon

and Eva L. Yadon his wife,

to me known to be the identical person 8 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 7-24-1923 (SEAL) M. Craddock Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 31st day of Aug., 1922, at 4:35 o'clock P M.
F. E. Dickson Book 414 page 95 Deputy. (SEAL) O. D. Lawton County Clerk.