

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Chas. P. Yadon and Eva L. Yadon his wife,
 of Tulsa County, State of Oklahoma, parties
 of the first part, in consideration of the sum of Two Hundred Seventy-five (\$275.00) DOLLARS,
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
P. L. Porch of Tulsa
 County, State of Oklahoma, part of the second part, the following described real property and premises, situate in Tulsa County,
 State of Oklahoma, to-wit:

Lot Numbered Eighty-one (81) of the Re-SubDivision of Lots 1, 2, 3, 4, 5,

16, 17, 18, 19 & 20, Block One (1) and Lot One (1) in Block Two (2), of
 Rodger 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 the 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 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 the
 parties of the first part upon demand.

INTERNAL REVENUE
 584
 Cancelled

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part of thesecond part his heirs and assigns
 forever: free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances
 of whatsoever nature.

Except taxes for 1921 and thereafter.

Signed and delivered, this 17th day of January, 1923.
 Witnesses:

Chas. P. Yadon (SEAL)

Eva L. Yadon (SEAL)

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State,
 on this 17th day of January, 1923, personally appeared
Chas. P. Yadon and Eva L. Yadon his wife,

to me known to be the identical person 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 above set forth.

(SEAL) 7-24-1923 (SEAL) M. Craddock
 My commission expires 7-24-1923 Notary Public.

The foregoing instrument was filed for record on the 23rd day of Jan., 1923 at 1:30
 o'clock P. M. Book 420. Page 388.

By Brady Brown Deputy. (SEAL) O. G. Weaver County Clerk
 (SEAL)