

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... Three Hundred Seventy-five... (\$375.00)... DOLLARS,
in hand paid, the receipt of which is hereby acknowledged, do... hereby grant, bargain, sell and convey unto...

W. F. Hagenbaumer... of... Tulsa...
County, State of Oklahoma, part y. of the second part, the following described real property and premises, situate in Tulsa County,
State of Oklahoma, to-wit: Lot numbered Four Hundred Forty-two (442) of the ReSubdivision of Lots
11, 12, 13, 14 & 15, 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 within one
hundred ten (110) feet of the front line of lot, which shall cost less than \$2,000.00.
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 party of the first part upon demand.

INTERNAL REVENUE
\$ 50
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 y... of the second 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... 20th... 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 20th 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)
My commission expires January 15, 1927. D. C. Lange Notary Public.

The foregoing instrument was filed for record on the 25 day of Jan 1923 at 3:30
o'clock P.M. Book 420. Page 401.

By... Deputy... County Clerk
(SEAL)