

DEED RECORD NO. 420

224372 C.M.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edwin J. Peebles and Lora Peebles, his wife

of Tulsa County, State of Oklahoma, part
 of the first part, in consideration of the sum of Fourteen Hundred and 00/100 DOLLARS,
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
 Albert H. Coates and Edith E. Coates of Tulsa
 County, State of Oklahoma, part 1st of the second part, the following described real property and premises, situate in Tulsa County,
 State of Oklahoma, to-wit:

Lot four (4); Block Two (2); Peebles Addition to the
 city of Tulsa, according to the recorded plat thereof.

As a part of the consideration for said deed, second
 parties agree that for a period of ten years, said lot
 shall be used for residence purposes only, that no
 part of the house shall be not closer than 35 feet from
 the front line of lot-not including porches and that no
 residence shall be erected costing less than \$3000.00
 and further agree that said premises shall not be sold
 or rented to or occupied by persons of African descent,
 except that those of African descent in the capacity
 of servants, may use the servant's quarters which may
 be erected on rear of said lot.

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 parties of the second part their 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.

Signed and delivered, this 24th day of February, 1923.
 Witnesses:

Edwin J. Peebles (SEAL)

Lora Peebles (SEAL)

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa County, ss:

Before me, B. H. Johnston, a Notary Public in and for said County and State,
 on this 24th day of Feb., 1923, personally appeared

Edwin J. Peebles

Lora Peebles, 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 June 24, 1925. B. H. Johnston, Notary Public.

The foregoing instrument was filed for record on the 13 day of March, 1923 at 4:30
 o'clock P. M. Book 420. Page 612

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