

224373 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 ies
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
H. M. Martin of Tulsa
County, State of Oklahoma, part V of the second part, the following described real property and premises, situate in Tulsa County,
State of Oklahoma, to-wit:

Lot Six (6); 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 man part of house shall be not closer than 35 feet from front line of lot-not including proches, and that no residence shall be erected costing less than \$3000 and further agrees 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 part V 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.

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
and Lora Peebles, 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 above set forth.
(SEAL) B. H. Johnston,
My commission expires June 24, 1925 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 613
By Brady Brown, Deputy. (SEAL) O. G. Weaver, County Clerk
(SEAL)