

COMPARED

DEED RECORD NO. 420

#223566 NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edwin J. Peebles and Lora Peebles, his
wife,
 of Tulsa, County, State of Oklahoma, part 1st
 of the first part, in consideration of the sum of Thirteen hundred and 00/100 DOLLARS,
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
Frank C. Platt and A.D. Applegate, 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 One (1); Block One (1); Peebles Addition
 to the City of Tulsa, according to the recorded
 plat thereof.

As 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 main
 part of 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 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.

INTERNAL REVENUE
 \$ 150
 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 1st 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 6th day of March, 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 6th day of March, 1923, personally appeared
Edwin J. Peebles, and 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 6th day of Mar., 1923 at 9:30
 o'clock A.M. Book 420. Page 614

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