

WARRANTY DEED RECORD NO 422

213761 GH

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This Indenture, Made this Eight day of November, A. D. 1922, between

Noah C. Adams a single man

of Tulsa County, in the State of Oklahoma, party of the first part and

W. C. Von Holten and Ulreka Von Holten parties party of the second part.

Witnesseth: That in consideration of the sum of Twenty Eight Hundred and Fifty (\$2850.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do es by these presents grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) in Block (1) One Ridgewood Addition to the city of Tulsa, Oklahoma according to the recorded plat thereof. TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining forever. Of general warranty, except for special assessments which are not now delinquent and except for a five-foot easement as set forth in the Dedication of said addition. This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon costing less than (\$5,000.00) Five Thousand and no/100 dollars. inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within forty (40) feet from the front lot line, that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business apartment house or any other than residence purposes; that only one residence shall be built on one lot, that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent commonly known as negroes, except that the buildings, of a servants house to be used only by the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violation of the foregoing conditions and restrictions by the grantee, their heirs or assigns shall work a forfeiture to all title in and to and are hereby made obligatory upon the party of the second part his heirs and assigns forever, together with all and singular the hereditaments and appurtenances hereunto, belonging to the same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Noah C. Adams hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents they are lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Taxes for 1923.

INTERNAL REVENUE

\$3.00

and that he will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said party of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. as their own.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Noah C. Adams

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 9th day of November, 1922, personally appeared

Noah C. Adams

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he

executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Given under

June 28th 1924

(SEAL) Lester Curie

My commission expires Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15th day of Nov., 1922, at 9:50 o'clock A.M.

Book No. 422, Page No. 463

(SEAL) C. D. Lawson County Clerk.

F. Delman

Deputy.