

WARRANTY DEED RECORD NO. 429

The First Public Deed in this County, Oklahoma.

This Indenture, Made this 14th day of October, A. D. 1922 between
Chas. P. Yadon and Eva L. Yadon his wife
Tulsa County, in the State of Oklahoma, party of the first part and
R. C. Yadon party of the second part.

Witnesseth: That in consideration of the sum of Five Hundred (\$500.00 and no/100

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

Lot Numbered two Hundred Forty (240) of the re-subdivision of Lots 2,3,4,5,6,7, 8,9, & 10 Block two (2) Rodgers Heights Sub Division 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 front lot line of lot, which shall cost less than \$2000.00

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.

This deed is given to correct a deed of same date herewith, which deed contained a forfeit clause in case restrictions mentioned therein were not complied with.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Chas. P. Yadon and Eva L. Yadon his wife their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these presents that they are lawfully seized in their 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

INTERNAL REVENUE

\$ 500.00

Cash

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

In Witness Whereof, The said party ies of the first part ha VS hereunto set their hand the day and year first above written.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 14th day of October, 1922, personally appeared

Chas. P. Yadon

and

Eva L. Yadon 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 last above written.

My commission expires 1-24/23

(Seal) R. Craddock

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5th

day of

Dec.

1922, at

1:45

O'clock

M.

Book No. 423, Page No.

112

(Seal) C. L. Lawton

County Clerk.

F. Delman

Deputy.