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WARRANTY DEED RECORD NO. 429

This Indenture, Made this 14th day of October, A. D. 1922, between
Chas. P. Yadon and Eva L. Yadon his wife,
of Tulsa County, in the State of Oklahoma, party of the first part and
Chas. W. Beebe 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 of the first part do by these presents grant, bargain, sell and convey unto said party 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 Number One (1) of the Re-Sub Division of Lots 1,2,3,4,5, 16, 17, 18, 19 & 20 Block One (1) and Lot One (1) Block Two (2) Rodgers Heights Sub Division
Tulsa County, Oklahoma according to the recorded plat thereof

It is further covenanted and agreed by 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 line of lot, which shall cost less than \$2000. 2nd. That said premises shall never be sold to a negro. 3rd. That no building shall be erected within 20 ft. of the lot line facing street.

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 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.

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and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 of the first part ha V^e 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 have executed the same as their own 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 7-24-1923 (C. M.) E. Graddock Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 7th day of Dec. 1922, at 4:00 o'clock P. M.
Book No 429, Page No 152 (C. M.) C. P. Lawson County Clerk.
W. Delman Deputy.