

215873 GH

The State of Oklahoma, Tulsa County, ss.

This Indenture, Made this Sixth day of December, A. D., 1922 between

Edward H. Dunn a single man (unmarried)

of Tulsa

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

Marshall E. Britton

party of the second part.

Witnesseth: That in consideration of the sum of One dollar (\$1.00) and other good and valuable consideration in hand paid.

the receipt whereof is hereby acknowledged, said party of the first part do hereby 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:

An undivided one half ($\frac{1}{2}$) interest in and to Lot Thirteen (13) in Block Four (4) in University Place, Tulsa County State of Oklahoma according to the recorded plat thereof.

The Grantee herein, his heirs, executors, administrators and assigns agrees to the following restriction against the above described lot and that said restrictions run with the land, to-wit: No house shall be erected on said lot costing less than two Thousand (\$2000.00) dollars exclusive of the purchase price of said lot and no house shall be erected upon said lot closer than twenty-five (25) feet to the front line of said lot and said lot shall not be sold nor conveyed nor transferred leased nor rented to a negro or any person of African Descent.

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 Edward H. Dunn

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 he, is 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

INTERNAL REVENUE
6-13-0
Cancelled

and that he 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, his 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 has hereunto set his hand the day and year first above written.

Edward H. Dunn

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said county and State on this sixth

day of December, 1922, personally appeared

Edward H. Dunn a single man unmarried who is

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.

Giver under My commission expires Jan 6, 1923 (Seal) Chas. N. Simon Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7th

day of Dec.

1922, at 1:30 o'clock P.M.

Book No. 429, Page No. 173

(Seal) O. D. Lawson

County Clerk.

F. Dalman

Deputy.