

## WARRANTY DEED RECORD NO. 429

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This Indenture, Made this Sixth day of December, A. D. 1922, between  
Marshall E. Britton a single man unmarried  
of Tulsa County, in the State of Oklahoma, party of the first part and  
Edward H. Dunn party of the second part.

Witnesseth: That in consideration of the sum of One (\$1.00) dollar and other good and valuable  
consideration in hand paid DEEDYMS,  
the receipt whereof is hereby acknowledged, said party Y of the first part do ES 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:

An undivided one half ( $\frac{1}{2}$ ) Interest in and to Lots Thirteen (13) Fourteen (14)  
and Twenty Four (24) in Block Two (2) in University Place Tulsa County, State of  
Oklahoma according to the recorded plat thereof. The Grantee herein, his heirs, executors  
administrators and assigns <sup>agrees</sup> to the following restriction against the above described lots  
and each of them and that said restrictions run with the land to-wit: No house shall be  
erected upon said lot at a cost of less than Two thousand (\$2000.00) dollars exclusive  
of the purchase price of said lot and no house shall be erected upon any of said above  
described lots closer than twenty five (25) feet to the front line of said above described  
lots and said lot or lots shall not be sold transferred or conveyed or leased or rented to  
a negro or 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 Marshall E. Britton for himself his  
heirs, executors or administrators, do ES hereby covenant, promise and agree to and with said party Y 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  
6/30  
Cancelled

and that he 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, 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 Y of the first part ha S hereunto set his hand the day and year first above written.

Marshall E. Britton

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  
Marshall E. Britton a single --- and unmarried,

to me known to be the identical person<sup>S</sup> 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.

Given under

My commission expires Jan 6- 1923

(SEAL) Chas. N. Siron

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 8th

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

Book No. 429, Page No. 174

(SEAL) O. D. Lawson

County Clerk.

F. Delman

Deputy.