

The News Dispatch Printing & Audit Co., Shawnee, Okla.

This Indenture, Made this 15th day of August, A. D., 1922, between

Earle Walker

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

C. J. Foster party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable

considerations DOLLARS,

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:

Lot Number 316 of the Re-Subdivision of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 Block One (1) 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, 1st. that no residence shall be erected on said premises which shall cost less than the sum of \$2000.00 2nd. that said premises shall never be sold

to a negro. 3rd. that no building shall be erected within thirty ft of the lot line facing the street and any violation of the above restrictions will in itself work a forfeiture of this conveyance and the property herein described shall in that event revert back to the party of the first part upon demand. 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 Earle Walker his 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 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
Satisfied

RECEIVED
INTERNAL REVENUE

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.

Earle Walker

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, F. V. Westhafer a Notary Public, in and for said County and State on this 15

day of August 1922, personally appeared

Earle Walker

and

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.

My commission expires September 18th 1923 (Saml) F. V. Westhafer Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26th day of Dec. 1922 at 10:30 o'clock A. M.

Book No. 429, Page No. 387

(Saml) O. D. Luvson County Clerk.

F. Delman

Deputy.