

## WARRANTY DEED RECORD NO. 429

J. H. Davis, Printer &amp; Author, Co., Shawnee, Mo.

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  
R. J. Yadon party of the second part.

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

ies DOLLARS  
 the receipt whereof is hereby acknowledged, said part ies of the first part do ies by these presents grant, bargain, sell and convey unto said part ies  
 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 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.  
 Any violation of the above restrictions will in itself work a forfeiture of this con-  
 veyance 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 Chas. P. Yadon and Eva L. Yadon his wife their  
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ies 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, judg-  
 ments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

INTERNAL REVENUE

50

Cancelled

and that they will warrant and forever defend the same unto the said part ies of the second part his heirs and assigns  
 against said part ies 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 parties of the first part ha ies 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 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/ 1923

(Seal) M. Bradnock

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 29th

day of Nov.

1922, at 9:30 o'clock A M.

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(Seal) C. D. Lawson

County Clerk.

F. Selman

Deputy.