

This Indenture, Made this Third day of January, A. D. 1923, between

Chas. F. Yaden and Eva L. Yaden his wife,

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

Mrs Bessie J. Winkler party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Fifty (\$350.00)

ies DOLLARS, the receipt whereof is hereby acknowledged, said part ies of the first part do hereby presents grant, bargain, sell and convey unto said part ies of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Numbered One Hundred Eighty-five (185) of the Re-Subdivision of Lots
2,3,4,5,6,7,8 9 & 10, Block Two (2) Rodgers Heights, 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:

That no residence shall be erected on said premises within One Hundred Ten (110) feet of the 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 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 Chas. F. Yaden and Eva L. Yaden 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, judgments, taxes and assessments of whatsoever nature and kind, EXCEPT

1921 taxes and after.

INTERNAL REVENUE
6-60

and that they will warrant and forever defend the same unto the said part ies of the second part her heirs and assigns against said part ies of the first part their heirs and assigns, and all of every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part ies of the first part ha ve hereunto set their hand the day and year first above written

Chas. F. Yaden

Eva L. Yaden

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this third

day of January 1923, personally appeared

Chas. F. Yaden

and Eva L. Yaden his wife,

to me known to be the identical person s 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 July 3, 1924 (SEAL) J. V. Baker Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 12th day of Jan., 1923, at 11:35 o'clock A.

Book No. 429, Page No. 638

(SEAL) O. F. Weaver County Clerk

Brady Brown

Deputy.