

INTERNAL REVENUE

1.00

Cancelled

219455 C.J. COMPARED

WARRANTY DEED

431

THIS INDENTURE, Made this 17th day of January , A. D. 1923, between John H. Miller and Mabelle Miller, his wife of Tulsa County, in the state of Oklahoma, of the first part, and R. W. McDowell of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of One dollar and other valuable considerations and-----DOLLARS, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantor herein by accepting this deed assents and agrees; that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that no building or any part thereof, except steps or entrance approach without roof shall be be built or extend within 25 feet of the front lot line or closer than 10 feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety feet of the front lot line or within twenty-five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person of African descent known as negroes; provided, however, that the building of servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof; John E. Miller and Mabelle Miller, his wife do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit Lot One (1) , Block Four (4) , in Weaver Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of Register of Deeds within and for Tulsa County, Oklahoma.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said John H. Miller, and Mabelle Miller, his wife for their 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 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, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever except taxes for 1922 and all special assessments and that they WILL WARRANT AND FOREVER DEFEND THE SAME unto the said party of the second part his heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

John H. Miller

Mabelle Miller

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF TULSA )

On this 17 day of January A. D. 1923, before me; the undersigned, a Notary public, in and for the county and state aforesaid, personally appeared John H. Miller and Mabelle Miller his wife, to me known to be the identical persons 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 herein set forth.