

INTERNAL REVENUE

220893 C. J.

WARRANTY DEED

1.50

Cancelled

IMPAID

THIS INDENTURE, Made this 14th day of April A. D. 1920 between Bettie Weaver, a widow of Tulsa County, in the State of Oklahoma, of the first part, and G. J. Greene of the second part.

WITNESSETH. That the said part---- of the first part, in consideration of the sum of Fifteen Hundred (\$1500.00) and 00/ DOLLARS, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee 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 \$7500.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within 25 feet of the front lot line or closer than 15 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 every be sold or rented to, or occupied by, any person of African descent known as negroes; provided, however, that the building of a 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;-----does 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 Twenty-nine (29), in Block Two (2) 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 Bettie Weaver for her 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 she is lawfully seized in her 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-----and that she 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 her 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 party of the first part has hereunto set her hand the day and year first above written.

Bettie Weaver

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

Before me, the undersigned a Notary Public in and for said County and state, on this 14th. day of April 1920, personally appeared Bettie Weaver, a widow, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her 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 Nov.17, 1923

(SEAL)

E. W. Clark, Notary public