

This Indenture, Made this 13 day of January, A. D., 192 3, between
Nathan A. Broking a single man
of Tulsa, Tulsa County, in the State of Oklahoma, party of the first part and
Charles Leonard Jox party of the second part,

Witnesseth: That in consideration of the sum of Five Hundred DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the the first part do es by these presents grant, bargain, sell and convey unto said part Y
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 four (4) Block Twenty (20) in Irving Place, an addition to the
City of Tulsa, Tulsa County, Oklahoma, according to the duly recorded
plat of same.

Second party his heirs and executors or administrators shall not build any house
to be used as a dwelling house or residence, on said lot or lots to cost less than
Twenty-five Hundred dollars (\$2,500.00) This clause is for the benefit and protection
of grantor and all persons who purchase lots in Irving Place.

Second party shall never sell, convey lease or rent any of the described propert-
to a negro or any one of negro descent.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever. Nathan A. Broking his
And said es hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
heirs, executors or administrators, do es lawfully seized in his
presents 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 ap-
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 ap-
purtenances; 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.
those taxes that may hereafter come due after date of this deed.

INTERNAL REVENUE
\$ 5.00

and that he will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y 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 part Y of the first part ha S hereunto set his hand the day and year first above written.
Nathan A. Broking

STATE OF OKLAHOMA, Tulsa County, ss.
Before me, the undersigned a Notary Public, in and for said County and State on this 13th
day of January 192 3, personally appeared
Nathan A. Broking a single man 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.
Given under
My commission expires April 11, 1925 (SEAL) W. P. Nelson Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 22nd day of Jan. 192 3 at 8:00 o'clock A. M.
Book No. 436, Page No. 121 (SEAL) O. G. Weaver County Clerk.
Brady Brown Deputy.