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WARRANTY DEED RECORD NO. 436

This Indenture, Made this 8th day of May, A. D., 1922, between

B. M. McCreery and Oma McCreery, husband and wife,

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

W. A. Melton and Thirza May Melton, husband and wife, party of the second part.

Witnesseth: That in consideration of the sum of One and no/100 Dollars and other valuable

considerations

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

Lot Ten (10) in Block Four (4) in Boswell's Addition to the City of Tulsa Oklahoma, according to the recorded plat thereof.

Party of the second part as a further consideration and condition of this deed assents and agrees by acceptance thereof, as follows, that the lot or lots hereby conveyed shall not within a period of five years from this date, be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed; that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent; provided, however, that the building of a servant's house to be used only be servant's of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing condition and restriction by the party of the second part, his heirs or assigns shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, his heirs and assigns forever.

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 R. M. McCreery and Oma McCreery, for themselves, 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 and incumbrances of whatsoever nature and kind, EXCEPT.

Taxes of every nature whatsoever and a certain mortgage to the Home Building and Loan Association of Tulsa, Oklahoma in the amount of \$2500.00 and a certain mortgage to A.Y. Boswell in the original amount of \$1100.00.

INTERNAL REVENUE

\$ 9.50

Cancelled

and that they will warrant and forever defend the same unto the said part ies of the second part their heirs and assigns against said part y 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 part ies of the first part ha ve hereunto set their hand s the day and year first above written.

R. M. McCreery,

Oma McCreery,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, B. M. Grotkop a Notary Public, in and for said County and State on this 8th

day of May, 1922, personally appeared R. M. McCreery, and Oma McCreery,

husband and wife, xxx

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 Oct. 4, 1924 (SEAL) B. M. Grotkop Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 26 day of Jan., 1923, at 9: o'clock A. M.

Book No. 436, Page No. 192 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.