

COMPARED  
218940 CH

## WARRANTY DEED RECORD NO. 436

This Indenture, Made this 11th day of January, A. D., 1923, between

J. D. Joffeshall and wife Grace H. Joffeshall

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

E. A. Hollis

party of the second part.

Witnesseth: That in consideration of the sum of One (\$1.00)

DOLLARS, the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said part 2nd 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 Sixteen (16) Block One (1) In Elmwood Addition to the city of Tulsa.

Purchaser agrees to assume and pay his proportions to part of the paving and storm sewer as is being constructed under Denver Avenue, all included in District known as #399. No residence to cost less than Four Thousand Dollars (\$4000.00) to be erected on the within property.

The property as herein conveyed shall not, within a period of ten years from this date, be used for business purposes and no part of the lot hereby conveyed shall be sold to any person of African descent.

The residence on this property is not to be located nearer than eighteen (18) feet of the front property line.

RECORDED

INTERNAL REVENUE

INTERNAL REVENUE

\$1.00

INTERNAL REVENUE

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 J. D. Joffeshall and wife Grace H. Joffeshall their

heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd 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

and that they will warrant and forever defend the same unto the said part 2nd of the second part his heirs and assigns against said part 1st 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 1st of the first part has hereunto set their hand the day and year first above written.

Wm. J. Jalvert

J. D. Joffeshall

Grace H. Joffeshall

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 11th

day of January, 1923, personally appeared

J. D. Joffeshall

and wife Grace H. Joffeshall

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.

Given under

My commission expires May 15th 1926

(SEAL) Wm. J. Jalvert

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18th day of Jan., 1923, at 3:30 o'clock P. M.

Book No. 436, Page No. 2

(SEAL) O. G. Weaver

County Clerk.

Brady Brown

Deputy.