

WARRANTY DEED RECORD NO. 436

COMPARED

307

#220764

This Indenture, Made this 8th day of November, A. D., 1922, between
Theodore Cox and his wife, Bessie W. Cox,
of Tulsa County, in the State of Oklahoma, party of the first part and
Max Wehnert party of the second part.

Witnesseth: That in consideration of the sum of (\$3,000.00) DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the the first part do by these presents grant, bargain, sell and convey unto said party
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:
North Thirty feet (30) of Lot Twenty-one (21) and the South Twenty feet (20)
of Lot Twenty-two (22) in Block Seven (7) Ridgewood Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the recorded plat thereof.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon costing less than (\$10,000.00) two story, inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within Forty (40) feet from the front lot line; that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business, apartment house or any other than residence purposes; that only one residence shall be built on the above described property; that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restrictions by the grantee, their heirs or assigns, shall work a forfeiture to all title in and to said lots are hereby made obligatory ***

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 Theodore Cox and his wife, Bessie W. Cox, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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.

Special taxes not due and advalorem tax for 1922.

INTERNAL REVENUE
\$ 3.00
Cancelled

upon the party of the second part, his heirs and assigns, forever.

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

Theodore Cox.

Bessie W. Cox.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, T. McCollister a Notary Public, in and for said County and State on this 9th
day of November 1922, personally appeared Theodore Cox and Bessie W. Cox, his wife,

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 Jan. 30, 1926. (SEAL) T. M. McCollister Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 2nd day of Feby. 1923, at 8: o'clock A. M.
Book No. 436, Page No. 307 (SEAL) O. G. Weaver County Clerk.

Brady Brown Deputy.