

## WARRANTY DEED RECORD NO. 436

COMPARED

221964 C.M.J. 30

This Indenture, Made this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1923, between

T. E. Genet and his wife, Mary Belle Genet

of \_\_\_\_\_  
Tulsa

County, in the State of Oklahoma, party of the first part and \_\_\_\_\_

Billie A. Heald, of Tulsa, Oklahoma

\_\_\_\_\_ party of the second part.

Witnesseth: That in consideration of the sum of \_\_\_\_\_

Four Thousand (\$4,000.00) Dollars

DOLLARS,

the receipt whereof is hereby acknowledged, said part SS of the the first part do \_\_\_\_\_ by these presents grant, bargain, sell and convey unto said part V \_\_\_\_\_ 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 Ten (10) in Block Two (2), according to the Amended Plat of Blocks 1,2,3,6,7,8,17, 18, & 19, of Broadmoor Addition to the city of Tulsa, Tulsa County, State of Oklahoma. The lot hereby conveyed shall not within a period of ten years from this date be used for any other than residential property. That only on residence shall be built on the lot; that no residence shall cost less than \$10,000.00, including subsidiary buildings constructed on the said lot hereby conveyed; to be of Brick, Brick-Veneer or Tile Stuccoed. That no building or any part thereof, except steps or entrance approach without roof, shall be built or extend within twenty-five feet of the front lot line, or closer than fifteen 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, and no part of the lot hereby conveyed shall ever be sold or rented to or occupied by and persons of African descent known as negroes. Providing however, that the building of a servants' house to be used only by the servants of the owners or lessee of the lot hereby conveyed, shall not be considered as a violation of this restriction.

INTERNAL REVENUE  
\$ 4.00

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 \_\_\_\_\_ T. E. Genet and his wife Mary Belle Genet their

heirs, executors or administrators, do \_\_\_\_\_ hereby covenant, promise and agree to and with said part \_\_\_\_\_ of the second part that at the delivery of these presents that they 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 V of the second part his heirs and assigns against said part V 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 \_\_\_\_\_ hereunto set their hand \_\_\_\_\_ the day and year first above written.

T. E. Genet

Mary Belle Genet

STATE OF OKLAHOMA, \_\_\_\_\_ Tulsa \_\_\_\_\_ County, ss.

Before me, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public, in and for said County and State on this \_\_\_\_\_ 1st

day of \_\_\_\_\_ February \_\_\_\_\_ 1923, personally appeared \_\_\_\_\_ T. E. Genet

\_\_\_\_\_ and \_\_\_\_\_ Mary Belle Genet (his wife)

to me known to be the identical person S who executed the within and foregoing instrument and acknowledged to me that theyexecuted 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 \_\_\_\_\_ Nov. 15, 1926. (Seal)

Rowena B. Pales,

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the \_\_\_\_\_ 16 \_\_\_\_\_ day of \_\_\_\_\_ Feb. \_\_\_\_\_, 1923, at \_\_\_\_\_ 8:50 \_\_\_\_\_ o'clock \_\_\_\_\_ A. \_\_\_\_\_ M.

Book No. 436, Page No. \_\_\_\_\_ 552

(Seal)

O. G. Weaver,

County Clerk.

Brady Brown,

Deputy.