

WARRANTY DEED RECORD NO. 436

COMPARED

222064 C.H.J.
This Indenture, Made this 15th day of February, A. D., 1923, between

C. H. Overton

of Tulsa

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

Earl Niles

party of the second part.

Witnesseth: That in consideration of the sum of

Six Hundred Twenty

DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the the first part do QS 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:

Lots Twenty-Six (26) and Twenty-Seven (27) in Block One (1), in Meadow Brook Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof.

It is further understood that the buyer, their heirs or assigns, shall never convey or rent the above described premises to any Negro, or person of African descent, except the household servants, may be permitted to live in the buildings on the said premises when actually employed by the occupant thereof, and if the said buyer, their heirs or assigns violate this clause, then their ownership and rights in the said premises shall terminate, and the said premises and all improvements thereon shall revert to the sellers, their heirs and assigns, who shall become the owners thereof, and be entitled to the immediate possession, and they may reenter and take possession by law.

This property has never been used or occupied by C. H. Overton as a homestead.

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 C. H. Overton

heirs, executors or administrators, do QS hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these presents that he lawfully seized in his 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 for the years 1920, 1921, 1922.

TULSA REVENUE

1.00

Cancelled

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 herunto set his hand the day and year first above written.

C. H. Overton

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, H. M. Price a Notary Public, in and for said County and State on this 15th

day of February 1923, personally appeared

C. H. Overton

and

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he

his

executed the same as 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. 15th, 1925. (Seal) H. M. Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 17 day of Feb., 1923, at 10:00 o'clock A. M.

Book No. 436, Page No. 559 (Seal) O. G. Weaver, County Clerk.

Brady Brown, Deputy.