

WARRANTY DEED RECORD NO. 437

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This Indenture, Made this 23rd day of February, A. D., 1923, between
Marshall E. Britton, widower, and Edward H. Dunn, single,
of Tulsa, County, in the State of Oklahoma, party of the first part and
D.E. Bumgarner, party of the second part.

Witnesseth: That in consideration of the sum of Four Hundred Twenty Five No/100 DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

Lot Seventeen (17) Block Two (2)
University Place, Tulsa County,
Oklahoma, as shown by the recorded
plat thereof.

The grantee, his heirs executors, administrators and assigns, agrees to the following restrictions on above lot; namely, that no house shall be erected upon said lot costing less than Two Thousand Dollars (\$2000), exclusive of purchase price of said Lot; that no house shall be erected on said lot closer than Twenty Five feet of front line of said lot; that said lot shall not be conveyed or transferred, leased or rented to a negro or anyone of African descent.

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 Marshall E. Britton and Edward H. Dunn, 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.

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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 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 parties of the first part have hereunto set their hands the day and year first above written.

Marshall E. Britton,

Edward H. Dunn,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Mrs. M.W. Nickel a Notary Public, in and for said County and State on this 23rd day of February, 1923, personally appeared Marshall E. Britton and Edward H. Dunn,

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 October 21st, 1926. (SEAL) Mrs. M.W. Nickel, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 1 day of March, 1923, at 3:40 o'clock P.M.
Book No. 487, Page No. 108 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.