

WARRANTY DEED RECORD NO. 437

223302 DLE.

WALKER-TAYLOR COMPANY, OMAHA CITY, IOWA

This Indenture, Made this 28th day of February, A. D., 1923, between

Chas. P. Yadon and Eva L. Yadon, his wife

of Tulsa

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

George H. Clulow

party of the second part.

Witnesseth: That in consideration of the sum of Three hundred seventy-five and 00/100

DOLLARS, the receipt whereof is hereby acknowledged, said part of the first part do by these presents grant, bargain, sell and convey unto said part 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 numbered Two hundred forty-six (246) of the Re-Subdivision of Lots 2, 3, 4, 5, 6, 7, 8, 9, & 10, Block Two (2), Rodgers Heights Subdivision, Tulsa County, Oklahoma according to the recorded plat thereof.

It is further covenanted and agreed by the parties hereto that the following covenant shall be a limitation in warranty deed, to-wit;

- 1st., that no residence shall be erected on said premises within one hundred ten (110) feet of front line of lot, which shall cost less than \$2000.00
- 2nd., that said premises shall never be sold to a negro.
- 3rd., that no building shall be erected within 30 ft. of the lot line facing street.

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 Chas. P. Yadon and Eva L. Yadon, his wife 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 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 Taxes for 1921 and thereafter.

and that they will warrant and forever defend the same unto the said part of the second part his heirs and assigns against said part 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.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 28th

day of February 1923, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife

to me known to be the identical person 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 15th 1927 (SEAL) D. C. Lange Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 2 day of Mch. 1923, at 2.10 o'clock P.M.

Book No. 437, Page No. 121

O. G. Weaver

County Clerk.

Brady Brown

Deputy. (SEAL)