

COMPARED

#222565 N/S

## WARRANTY DEED RECORD NO. 437

This Indenture, Made this 20th day of February, A. D., 1923, between

Henry S. Condon and Jane A. Condon, his wife,

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

L. H. Agard,

XXXXXX the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

All of Lots One (1) Two (2), Five (5) Six (6)  
Nine (9) and Ten (10) in Block One (1) of Melrose  
Second Addition to Tulsa, Tulsa County, Oklahoma,  
according to the recorded plat thereof.

For a period of ten years the above described lots are to be used residence purposes only, Each building to cost not less than \$2500.00 and the front line of such to be 35 feet from front line of lot. No residence shall be rented or sold to any person of Negro blood for fifty years from date hereof.

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 Henry S. Condon and Jane A. Condon, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 the year 1923 and thereafter, and all special taxes and assessments not now due and payable.

INTERNAL REVENUE  
\$ 5.80  
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns against said party 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 hand at the day and year first above written.

Henry S. Condon

Jane A. Condon,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Lewis G. Melone, a Notary Public, in and for said County and State on this 20th

day of February, 1923, personally appeared Henry S. Condon and Jane A. Condon, his wife, XXX

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 Feb. 4th, 1925. (SEAL) Lewis G. Melone, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 23 day of Feby., 1923, at 1:20 o'clock P. M.

Book No. 437, Page No. 16 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.