

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 9th day of March, A.D., 192 3, between
M.D. Russell and Lucile D. Russell, his wife,
of Tulsa, County, in the State of Oklahoma, party 1st of the first part and
Chas. A. Sanderson, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,
DOLLARS
the receipt whereof is hereby acknowledged, said party 1st of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

The North Half of Lot Twenty-seven (27) all of Lots Twenty-eight
(28), Twenty-nine (29), Thirty (30), and Thirty-one (31), in Block
Six (6), Buena Vista Park Addition to Tulsa, Oklahoma, as per the
plat of record in the office of the Clerk of Tulsa County, Oklahoma.

Subject, however, to the following conditions and restrictions. All
buildings erected on the above described lots to have a foundation
of not less than twenty by thirty (20x30) feet in size, Studding on
said buildings to be not less than 16 feet high and no house erected
on said lots to cost less than \$2,000.00 and that no building shall
be erected on said lots to be nearer than 25 feet from front lot line
without the consent of the grantor in writing. Any violation of the
foregoing conditions and restrictions by the grantee, his heirs and
assigns, shall work a forfeiture to all title in and to said lots,
and that above conditions and restrictions shall extend to and are
hereby obligatory upon the parties of the second part, his heirs and
assigns forever.

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 M D. Russell and Lucile D. Russell, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 ap-
purtenances; 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.

Improvement taxes not now due and payable.

REVENUE
302
Cancelled

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
against said party 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 party 1st of the first part have hereunto set their hand 9 the day and year first above written.

M.D. Russell,

Lucile D. Russell,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, A. S. Viner, a Notary Public, in and for said County and State on this 9th
day of March, 192 3, personally appeared M.D. Russell and Lucile D. Russell,
his wife, xxx

to me known to be the identical person 9 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 4-19-26 (SEAL) A.S. Viner, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 9 day of Mc, 192 3, at 11 o'clock, A. M.
Book No. 437, Page No. 248 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.