

WARRANTY DEED RECORD NO. 437

#224543 NS UNRECORDED

This Indenture, Made this 14th day of March, A. D., 1923, betweenNellie L. Brown, an unmarried woman,of Tulsa, County, in the State of Oklahoma, party of the first part andJoseph S. Sidwell and Gertrude Sidwell, ~~parties~~ of the second part.Witnesseth: That in consideration of the sum of Twenty Five Thousand (\$25,000.00)DOLLARS, the receipt whereof is hereby acknowledged, said part Y of the the first part do es by these presents grant, bargain, sell and convey unto said part ies of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Thirteen (13) and Fourteen (14) in Block Six (6), in the Pouder and Pomeroy Addition to Tulsa, Oklahoma, and the following described property, to-wit;
Beginning at the northwest corner of said Lot 14, Block 6, Pouder and Pomeroy Addition and from thence running north, parallel with Denver Street, a distance of Twelve and one half feet; thence east, at right angles with said Denver Street, a distance of 158.1 feet to the alley; thence south a distance of 12.5 feet to the northeast corner of said Lot 14, Block 6; from thence west, along the north line of said lot 14, a distance of 158.1 feet to the place of beginning.

Provided that this grant is made upon the express condition that the grantee herein, his heirs, successors and assigns will never erect or cause to be erected on said property a dwelling house, exclusive of porches, within thirty eight feet from the front property line, or of a value than three thousand dollars, excepting stable garage or other outbuilding for use in connection with residence thereon, nor shall any building be erected for mercantile or manufacturing purposes or for an apartment house, nor permit said property to be held or occupied by persons 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 Nellie L. Brown, her heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ies of the second part that at the delivery of these presents she is lawfully seized in her 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.

sewer and paving assessments not delinquent.

INTERNAL REVENUE
25¢
Cancelled

and that she will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said part Y of the first part, her 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 has her hereunto set her hand the day and year first above written.

Nellie L. Brown,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 14th

day of March, 1923, personally appeared Nellie L. Brown,

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

executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal the day and year last above written.

My commission expires January 13th, 1927. (SEAL) Alma Shields, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 15 day of Mar., 1923, at 1:10 o'clock P. M.

Book No. 487, Page No. 355 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.