

WARRANTY DEED RECORD NO. 437

#224580 NS

COMPARED

This Indenture, Made this 7th day of March, A. D., 1923, betweenC.H. Overton,of Tulsa, County, in the State of Oklahoma, party of the first part andI. O. Johnson,

party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other valuable consideration,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 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:

Lots Six (6) in Block Ten (10) and Lot Two (2) in Block Eleven (11) All in Meadow Brook Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

This Property has never been used or occupied by C.H. Overton as a Homestead.

It is further understood that the buyer, his heirs or assigns, shall never convey or rent the above described premises to any negro or person of African descent, except that household servants, may be permitted to live in the building on the said premises when actually employed by the occupant thereof, and if the said buyer his heirs or assigns violate this clause, then their ownership and rights in the said premises shall terminate and the said premises and all improvements thereon shall revert to the seller, his heirs and assigns, who shall become the owners thereof, and be intitled to immediate possession, and they may reenter and take possession by law.

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 C.H. Overton, his heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he lawfully seized in his 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.

and that he 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, his 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 his hereunto set his hand the day and year first above written.

C.H. Overton,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, H.M. Price a Notary Public, in and for said County and State on this 7thday of March 1923, personally appeared C.H. Overton,xxxto me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that heexecuted the same as his 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, 1925. (SEAL) H.M. Price, Notary Public.STATE OF OKLAHOMA, Tulsa County, ss.Filed for record this 15 day of Mar., 1923, at 3:40 o'clock P.M.Book No. 437, Page No. 362 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.