

#224639 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 29th day of May, A. D., 1922, between

Marion G. Fenton and H.H. Fenton, her husband,

of Butler, Kansas, County, in the State of Kansas, party of the first part and

Rena R. Abell,

party of the second part.

Witnesseth: That in consideration of the sum of Three Thousand and no/100 (\$3,000.00)

DOLLARS, 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 her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Three (3) in Block Seven (7) Ridgewood Addition, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon less than two stories in height, costing less than (\$10,000.00) Ten Thousand and no/100 Dollars inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within Forty (40) feet from the front lot line; that the lot hereby conveyed shall not, within a period of ten (10) years from this date, be used for business, apartment house or any other than residence purposes; that only one residence shall be built on one lot; that no part of the lot hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the building of a servants' house to be used only by the servants of the owners of the lot hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restriction by the grantee, her heirs or assigns shall work a forfeiture to all title in and to and are hereby made obligatory upon the party of the second part ** and that 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 Marion G. Fenton and H.H. Fenton, 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

Special taxes that are not now due.

and that they will warrant and forever defend the same unto the said party of the second part her 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 the day and year first above written.

Marion G. Fenton,

H.H. Fenton,

Kansas. Butler, County, ss.

Before me, Grace B. McNaughton a Notary Public, in and for said County and State on this 29th

day of May 1922, personally appeared Marion G. Fenton and H.H. Fenton, her husband,

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 July 11th, 1925, (SEAL) Grace B. McNaughton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 16 day of Mch. 1923, at 10:30 o'clock A. M.

Book No. 437, Page No. 376 (SEAL) D.C. Weaver, County Clerk.

Brady Brown, Deputy.