

WARRANTY DEED RECORD NO. 437

#224725 NS

SILVER-MASTER COMPANY, OKLA. CITY-20724

This Indenture, Made this 6th day of March, A. D., 1923, between
Chas. P. Yadon and Eva L. Yadon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Philomene H. Heffner, party of the second part.
Witnesseth: That in consideration of the sum of Three Hundred Fifty and 00/100 - - - -
- - - - - DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said part Y
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 No. Three Hundred twenty-seven (327) of the Re-subdivision of Lots
6,7,8,9,10,11,12,13,14, & 15, Block One (1), Rodgers Heights Subdivision,
Tulsa County, Oklahoma, according to the recorded plat thereof.

It is further covenanted and agreed by the parties hereto that the
following covenant shall be a limitation in warranty deed, to-wit;
1st. That no residence shall be erected on said premises within one
hundred ten (110) feet of front line of lot, which shall cost less than
\$2,000.00.

2nd. That said premises shall never be sold to a negro.

3rd. That no building shall be erected within 30 ft. of the lot line
facing street.

Any violations of the above restrictions will in itself work a forfeiture
of this conveyance and the property herein described shall in that event
revert back to the party of the first part upon demand.

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 Chas. P. Yadon and Eva L. Yadon, his wife, 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 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.

Taxes for 1922.

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.

Chas. P. Yadon,

Eva L. Yadon,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 6th
day of March 1923, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife,

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 Jan. 15th, 1927 (SEAL) D. C. Lange, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 16 day of Mch., 1923, at 5 o'clock P. M.

Book No. 437, Page No. 392 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.