

COMPARED

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## WARRANTY DEED RECORD NO. 437

This Indenture, Made this 21st day of March, A. D., 1923 betweenJ. K. Putnam and his wife, Mary R. Putnamof Tulsa, Tulsa County, in the State of Oklahoma, party of the first part andNellie Finston, party of the second part.Witnesseth: That in consideration of the sum of Thirty-five Hundred Dollars,

(\$3500.00) DOLLARS,  
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

North 30 feet of Lot 20 and the South 20 feet of Lot 21, in Block 7, Ridgewood Addition, to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof. (This conveyance is given subject to the following restrictions; That no residence shall be erected thereon costing less than (\$10,000.00) Two Story, 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 feet from the front lot line; that the lot or lots hereby conveyed shall not, within a period of ten years from this date, be used for business, apartment house or any other than residence purposes; that only one residence shall be built on the above described property; that no part of the lot or lots 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 or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restrictions by the grantee, their heirs or assigns, shall work a forfeiture to all title in and to said lots are hereby made obligatory upon the party of the second part her 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 J. K. Putnam and Mary R. Putnam, 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

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21st day of March, 1923.

Assessments for Paving tax not due.

\$ None  
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns against said parties of the first part their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. except as to assessments for paving tax not due.

In Witness Whereof, The said parties of the first part have hereunto set their hand s the day and year first above written.Mary R. Putnam,J. K. Putnam,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Faye Henry a Notary Public, in and for said County and State on this 21stday of March 1923, personally appeared J. K. Putnam and Mary R. Putnam,to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that theyexecuted 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 11-29-26 (SEAL) Faye Henry, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 21 day of Mar. 1923, at 4:40 o'clock P.M.Book No. 437, Page No. 480 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.