

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 27 day of Mo., A. D., 1923, between

Marshall E. Britton, widower; and Edward H. Dunn, single

of Tulsa, County, in the State of Oklahoma, party of the first part and

E. M. Britton, party of the second part.

Witnesseth: That in consideration of the sum of Four Hundred Fifty no/100

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

Lot Four (4) Block Two (2) University Place Sub-division of the West half of North West Quarter of South East Quarter of Section Four, Township Nineteen Range Thirteen East, Tulsa County, Oklahoma, according to the recorded plat thereof.

And the grantee, his heirs, administrators or assigns, agrees to the following restrictions as to said lot, namely that no house shall be erected upon said lot costing less than \$2000, (exclusive of purchase price of lot); that no house shall be erected upon said lot closer than twenty five feet of front line of said lot; that said lot will not be conveyed or transferred, leased or rented to a Negro or any one 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 Marshall E. Britton and Edward H. Dunn, 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.

1922 Taxes which grantee is to pay.

INTERNAL REVENUE
8.50
Collected

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party of the first part theirs 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 and seal the day and year first above written.

Marshall E. Britton,

Edward H. Dunn

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Chas. N. Simon a Notary Public, in and for said County and State on this 26th

day of March, 1923, personally appeared Marshall E. Britton and Edward H. Dunn

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. 6, 1927. (SEAL) Chas. N. Simon, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 27 day of Mo., 1923, at 10:50 o'clock A. M.

Book No. 437, Page No. 548 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.