

## WARRANTY DEED RECORD NO. 437

#226014 NS

This Indenture, Made this 28th day of March, A. D., 192 3, betweenC.J. Foster and Elizabeth Foster, husband and wife.of Tulsa, County, in the State of Oklahoma, party of the first part andL.A. Walker, party of the second part.Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerationsthe 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 his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Number 316 of the Re-Subdivision of Lots 6,7,8,9,10,11,12,13,14 and 15 of Block One (1) Rodger's Heights Sub-division of 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 this warranty deed; That no residence shall be erected on said premises which shall cost less than the sum of \$2000.00; 2nd. That said premises shall never be sold to a negro; 3rd; That no building shall be erected within thirty feet of the lot line facing the street; and any violation 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.

INTERNAL REVENUE

\$ 10%

Cancelled

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.J. Foster and Elizabeth Foster, 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.

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, 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 hands the day and year first above written.C.J. FosterElizabeth Foster.STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Beatrice Hoff, a Notary Public, in and for said County and State on this 28thday of March, 192 3, personally appeared C.J. Foster and Elizabeth Foster,husband and wife, ~~xxxx~~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 April 13, 1924. (SEAL) Beatrice Hoff, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 29 day of Mar., 192 3, at 9:30 o'clock A. M.Book No. 437, Page No. 580 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.