

COMPARED

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#226146 NS

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 12th 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
Fred P. Winger and Lottie M. Winger, his wife, party of the second part.
Witnesseth: That in consideration of the sum of Four Hundred fifty and 00/100

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

Lot numbered One Hundred Twenty-six (126) of the Re-Subdivision
of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15, Block Two (2), 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 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.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever.

Chas. P. Yadon and Eva L. Yadon, his wife, their
And said that they are heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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.

1921 and 1922 taxes.

INTERNAL REVENUE
3 20
Canceled

and that they will warrant and forever defend the same unto the said part ies of the second part their heirs and assigns
against said part V 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 part ies of the first part ha ve hereunto set their hand 9 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 12th
day of March, 1923, personally appeared Chas. P. Yadon, and Eva L. Yadon,
his wife, XXX

to me known to be the identical person s 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 Mar. 24, 1925. (SEAL) Kathryn Sontag. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of Mar., 1923, at 1:20 o'clock P. M.
Book No. 437, Page No. 603 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.