

This Indenture, Made this 19th 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
Louvenia E. Massey, party of the second part.

Witnesseth: That in consideration of the sum of One Thousand and 00/100 DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby 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:

Lot number six (6) Block three (3) University Heights Addition
to the city of Tulsa, County of Tulsa, State of 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 \$3500.00.

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

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

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.

1922 taxes.

INTERNAL REVENUE
100
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 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 party of the first part have hereunto set their hands 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 19th
day of March 1923, personally appeared Chas. P. Yadon, and Eva L. Yadon,
his wife, xxx

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 Mar. 24, 1925. (SEAL) Kathryn Sontag, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 30 day of March, 1923, at 2:35 o'clock P. M.

Book No. 437, Page No. 609 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.