

222991 NS WARRANTY DEED RECORD NO. 437

This Indenture, Made this 16th day of February, 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
M. L. Murphy party of the second part.
Witnesseth: That in consideration of the sum of Three hundred seventy five (\$375.00) Three
Hundred Seventy Five and 00/100 DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st of the first part do hereby these presents grant, bargain, sell and convey unto said part Y
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 numbered two hundred seventy-nine (279) of the
Re-Subdivision of Lots 6,7,8,9,10,11,12,13,14,15
Block One (1), Rodgers Heights Sub-Division, 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 for-
feiture of this conveyance and the property herein described shall in ***

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 part Y 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.

For taxes 1921 and thereafter.

INTERNAL REVENUE
\$1.50
Cancelled

that event revert back to the party of the first part upon demand.

and that they will warrant and forever defend the same unto the said part Y of the second part his 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.

In Witness Whereof, The said part 1st of the first part have hereunto set their hand at 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 16th
day of February, 1923, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife,

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they have

executed the same as their own 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. 18th, 1927.

D.C. Lange,

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27

day of.

Feby.

1923, at

4:40

P. M.

Book No. 437, Page No. 62

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.