

WARRANTY DEED RECORD NO. 437

This Indenture, Made this 14th day of October, A. D., 1922, between
Chas. P. Yadon and Eva L. Yadon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Sarah Menkemeller, party of the second part.

Witnesseth: That in consideration of the sum of Three Hundred Fifty (\$350.00) and no/100
DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st the first part do by these presents grant, bargain, sell and convey unto said part y
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 numbered Two Hundred Seventy-eight (278) 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 \$2000. 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.

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.

Taxes for 1921.

INTERNAL REVENUE

50

Cancelled

and that they will warrant and forever defend the same unto the said part y of the second part her heirs and assigns
against said part y 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 y of the first part ha ve hereunto set their hand 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 14th
day of October, 1922, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife,

to me known to be the identical person 3 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 7-24-23 (SEAL) M. O'Kaduck, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 27 day of Feby., 1923, at 4:40 o'clock P. M.
Book No. 437, Page No. 64 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.