

225035 G.H.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Martha G. Scott, a single woman,

of Tulsa County, State of Oklahoma, part 7

of the first part in consideration of the sum of

One Dollar and other good and valuable consideration DOLLARS

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

W. M. Rogers and Edna Rogers,

of Tulsa

County, State of Oklahoma, parties of the second part, the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit:

INTERNAL REVENUE

\$ 20

CANCELED

Lot Eight (8) Block Two (2), Peebles Addition to the City of Tulsa, according to the recorded plat thereof.

As a part of the consideration for said deed, second party agrees that for a period of ten years, the said lot shall be used for residence purposes only, that main part of house shall be not closer than 35 feet from the front line of lot-not including porch and that no residence shall be erected costing less than \$3000.00 and further agrees that said premises shall not be sold or rented to, or occupied by persons of African descent, except that those of African descent may in the capacity of servants, occupy the servants quarters which may be erected on the rear of said lot.

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part^{ies} of these second part their heirs and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

except one certain mortgage drawn in favor of Edwin L. Peebles

in the amount of 1180.00 which is of record

Signed and delivered, this 20th day of March, 1923.

Witnesses:

Martha G. Scott

(SEAL)

(SEAL)

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa County, ss:

Before me, B. H. Johnston, a notary Public in and for said County and State,

on this 20th day of March, 1923, personally appeared

Martha G. Scott, a single woman,

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above set forth.
(SEAL)

B. H. Johnson

My commission expires June 24, 1925.

Notary Public.

The foregoing instrument was filed for record on the 20 day of March, 1923
at 1:30 o'clock P.M. Book 440. Page 1.

By Brady Brown, Deputy.

O. G. Weaver

County Clerk.

(SEAL)