

#227755 NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edwin J. Peebles and Lora Peebles,
his wife,
of Tulsa, County, State of Oklahoma, part 1st
of the first part in consideration of the sum of Ten Hundred Sixty-six and 67/100 -----
----- DOLLARS
in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
Julia V. Fletcher of Oklahoma,
County, State of Oklahoma, part Y of the second part, the following described real property and premises, situate
in Tulsa County, State of Oklahoma, to-wit:

East 109 ft. of Lot Two (2); 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, said lot shall be used for resi-
dence purposes only that main part of the house shall be not
closer than 35 feet from the front line of lot - not including
porches - and that no residence shall be erected costing less
than \$3000 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 in the capacity of servants
may use the servants quarters which may be built on said premises.

INTERNAL REVENUE
\$ 15.00

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 Y of the second part her 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.

Signed and delivered, this 26th day of January, 1923.
Witnesses;

Edwin J. Peebles (SEAL)
Lora Peebles, (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 26 day of Jan., 1923, personally appeared
Edwin J. Peebles and Lora Peebles, his wife,

to me known to be the identical person 8 who executed the within and foregoing instrument and acknow-
ledged 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 above set forth.
(SEAL))
My commission expires June 24, 1925. B.H. Johnston, Notary Public.

The foregoing instrument was filed for record on the 17 day of April, 1923
at 9:30 o'clock A. M. Book 440. Page 127.
By Brady Brown, Deputy. O.G. Weaver, County Clerk.
(SEAL))