

## DEED RECORD No. 440

COMPARED

#228623 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 Six Hundred Seventy-five and 00/100  
DOLLARS  
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto  
Estella J. Johnson of Tulsa,  
 County, State of Oklahoma, part 1st of the second part, the following described real property and premises, situate  
 in Tulsa County, State of Oklahoma, to-wit:

East one half ( $E\frac{1}{2}$ ); of Lot Three (3); 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 residence 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

\$ 702  
 Cancelled

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 party her 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 5th day of Feb., 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 5th day of Feb., 1923, personally appeared  
Edwin J. Peebles and Lora Peebles, his wife,

to me known to be the identical person a 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 25 day of April, 1923  
 at 4 o'clock P.M. Book 440. Page 174.

By Brady Brown Deputy. O. G. Weaver County Clerk.  
 ((SEAL))