

#228624 NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edwin J. Peebles and Lora  
Peebles, his wife,  
of Tulsa County, State of Oklahoma, parties  
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  
Emma A. Smith of Tulsa  
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:

West half of Lot Three (3); Block Two (2); Peebles  
Addition to the City of Tulsa, according to the  
recorded plat thereof., together with all of the gas  
produced by well in front of said tract.

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 ~~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

\$ 1.00

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 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 5th day of February, 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 s 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 175.

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