

COMPARED

## DEED RECORD No. 440

#231057 NS

## WARRANTY DEED

STATE OF OKLAHOMA, TULSA COUNTY, SS.

KNOW ALL MEN BY THESE PRESENTS, That A. Miller Hammett and  
Adelaide E. Hammett, his wife,of the first part in consideration of the sum of One Dollar and other valuable considerations,

DOLLARS

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

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

That part of the South Half ( $S\frac{1}{2}$ ) of Lot Five (5) of Section Twenty-four (24), Township Nineteen (19) North, Range Twelve (12) East, lying North of a line parallel with and 1607.5 feet north of the South Line of Lot Eight (8) of Section Twenty-four (24), Township Nineteen (19) North, Range Twelve (12) East, except that part thereof North of a line parallel with and 1728.75 feet North of the South line of said Lot Eight (8), of Section Twenty-four (24), Township Nineteen (19) North, Range Twelve (12) East, the land hereby conveyed being a part of the said lot Five (5) having a frontage of 121.25 Feet on the East line of said lot Five (5), a uniform width of 121.25 Feet to the West line of said Lot, containing  $2\frac{1}{2}$  acres, more or less, all described with reference to the United States Government Plat and Survey of said land.

This conveyance is made upon the express conditions that for and during a period of Twenty-five (25) years from this date no building shall be erected upon said tract of land within One Hundred (100) Feet from the East line of the lands hereby conveyed, and that no building shall be erected on the said land, except a dwelling, or dwellings, costing not less than Five Thousand Dollars (\$5,000.00), which shall front East, in the rear of which, however, may be erected and constructed

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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 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.

\*\*\* suitable outbuildings; and said lands shall never be conveyed to nor occupied by persons of African Descent, commonly known as Negroes; that until sewer connections are available, the occupant of said premises shall provide septic tanks, but no cess-pool shall ever be permitted on said premises.

Signed and delivered, this 19th day of May, 1923.  
Witnesses;

A. Miller Hammett (SEAL)Adelaide E. Hammett, (SEAL)

## ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, \_\_\_\_\_, a notary Public in and for said County and State, on this 19th day of May, 1923, personally appeared

A. Miller Hammett, and Adelaide E. Hammett, his wife,

to me known to be the identical person 8 who executed the within and foregoing instrument and acknowledged 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 February 6th, 1926. Pliny Rothhammer, Notary Public.

The foregoing instrument was filed for record on the 19 day of May, 1923.

4:07 o'clock P.M. Book 440. Page 325.

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