

#226217 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 One Dollar and other good and valuable consider-
ations DOLLARS
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
C. E. Richardson, 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:

Lot Nine (9); Block One (1) 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 house shall be not closed than 35 feet from
 front line of lot-not including porches and that no
 residence shall be erected costing less than \$4000.00
 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 in the
 capacity of servants may use the servant's quarters
 which may be built on said premises.

INTERNAL REVENUE

\$ 150

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 his 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 2nd 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 2nd day of January, 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 31 day of Mar., 1923
 at 9 o'clock A.M. Book 440. Page 58.

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