

WITNESSETH, That in consideration of the sum of Forty-five hundred and 00/100 DOLLARS, the receipt of which is hereby acknowledged, said parties of the first part do, by these presents, grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

COMPARED

Lots numbered eighteen (18), nineteen (19), and twenty (20) in Aerial Heights Subdivision, Tulsa County Oklahoma according to the recorded plat thereof. Lots 18 and 19 are 165 feet (frontage) by 635 feet (depth) and lot twenty is 140 feet (frontage) by 635 feet (depth) and each contain two and one-half acres more or less. Said property being a part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 20 N., Range 13 East., Tulsa County, Oklahoma.

It is further covenanted and agreed by the parties hereto that the following covenant shall be a limitation in warranty deed, to-wit:

1st., that no residence shall be erected on said premises within one hundred forty (140) feet of front line of lot, which shall cost less than \$2500.00.

2nd., that said premises shall never be sold to a negro.

3rd., that no building shall be erected within 30 ft. of the lot line facing street. Any violation of the above restrictions will in itself work a forfeiture of this conveyance and the property herein described shall in that event revert back to the party of the first part upon demand.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Chas P. Yadon and Eva L. Yadon, his wife their heirs, ex-cutors or administrators do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT -----

and that they will WARRANT AND FOREVER DEFEND, the same unto the said party of the second part, his heirs and assigns, against said party of the first part, their heirs or assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA,)
) SS.
County of Tulsa,)

Before me, the undersigned a Notary Public in and for said County and State, on this 8th day of May 1923, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they ~~made~~ 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 last above written.

My commission expires Mar. 24, 1925

(seal)

Kathryn Sontag-Notary Public