

251120-GB

## COMPARED

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 21st, day of May A. D. 1923, between C. H. Overton, <sup>(( a single man))</sup> of Tulsa County, In the State of Oklahoma, of the first part, and Ivan O Johnson, of the second part;

WITNESSETH: That in consideration of the sum of Seven Hundred (\$700.00) Dollars, the receipt whereof is hereby acknowledged, said parties of the first part, do by the 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:

Lot Ten (10) and Eleven (11) in Block  
Ten (10) of Meadow Brook Addition to the City  
of Tulsa, according to the recorder plat thereof,

(It is further understood that the buyer, his heirs, or assigns, shall never convey or rent the above described premises to any negro or person African descent, except that house-hold servants may be permitted to live in the buildings on the said premises when actually employed by the occupants thereof, and if the said buyer his heirs or assigns violate this clause, then their ownership and rights in said premises and all improvements thereon shall revert to the seller, his heirs and assigns, who shall become the owner thereof, and be entitled to the immediate possessions, and he may re-enter and take possession by law).

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

And said C.H.Overton, his heirs, executors or administrators, do hereby covenant promise and agree to, and with said party of the second part,, that at the execution and delivery of the contract of sale of the above described lots made by the parties of the first part to party of the second part, dated and delivered the 25th, day of September 1919 providing for this deed, they were 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 thereunto belonging; that the same were free, clear and discharged and unincumbered of and from all former and other grants, titles charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, and that they will warrant and forever defend the same unto said party of the second part, his heirs and assigns, against said parties of the first part, their heirs and assigns and all and every person or persons whomsoever lawfully claiming or to claim the same up to date of said contract and parties of the first part further warrant and defend said lots unto the said party of the second part, his heirs and assigns against all grants, titles charges, estates, judgments, assessments and encumbrances of whatsoever nature, against said lots by reason of any act or default of parties of the first part.

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

C.H. Overton.

STATE OF OKLAHOMA )  
TULSA COUNTY )

SS BEFOR ME, the undersigned, a Notary Public, in and for said

County and State, on this 21st, day of May 1923, personally appeared C.H.Overton a single man, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.