

COMPARED
#227226 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 1st day of April, A. D., 1923, between
C.H. Overton,
of Tulsa County, in the State of Oklahoma, party of the first part and
J.C. Wilson, party of the second part

Witnesseth: That in consideration of the sum of Three Hundred (\$350.00) and no/100 DOLLARS,
the receipt whereof is hereby acknowledged, said part of the first part do SS by these presents grant, bargain, sell and convey unto said part Y
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 Twenty-six (26) Block Five (5) in Meadow Brook
Addition to the City of Tulsa, according to the recorded
plat thereof.

This property has never been occupied or used by C.H. Overton
as a homestead.

It is further understood that the buyers, their heirs, or assigns,
shall never convey or rent the above described premises to any negro,
person of African descent, except that house-hold servants, when
actually employed by the occupant thereof, may be permitted to live in
the buildings, and if the said buyers, their heirs or assigns, violate
this clause, then their ownership and rights in the said premises shall
terminate and the said premises and all improvements thereon shall revert
to the seller, their heirs and assigns, who shall become the owners thereof,
and be entitled to the immediate possession, and they 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,
heirs, executors or administrators, do SS hereby covenant, promise and agree to and with said part of the second part that at the delivery of these
presents that he lawfully seized in his
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 unincumbered of and from all former and other grants, titles, charges, estates, judgments,
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Except taxes for 1921 and 1922.

INTERNAL REVENUE
\$ 50
Cancelled

and that he will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part of the first part hereunto set his hand the day and year first above written.
C.H. Overton,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, H.M. Price, a Notary Public, in and for said County and State on this 1st
day of April, 1923, personally appeared C.H. Overton,

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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 his 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 January 15, 1925. (SEAL) H.M. Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 11 day of April, 1923, at 2 o'clock P.M.

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