

COMPARED

WARRANTY DEED RECORD NO. 454

#227549 NS

CO-OPERATIVE PUBLISHING CO., BUREAU, OKLA., 1925

This Indenture, Made this 23rd day of March, A. D., 1923, between
C. H. Overton,
of Tulsa, County, in the State of Oklahoma, party of the first part and
S. L. Futrell, party of the second part
Witnesseth: That in consideration of the sum of Three Hundred Fifty -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party Y of the first part do SS by these presents grant, bargain, sell and convey unto said party 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-four (24) in Block Five (5) in Meadow Brook

Addition to the City of Tulsa, Oklahoma, according to

the recorded plat thereof.

This property has never been occupied 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 or person of African descent, except that household, servants, may be permitted to live in the buildings on the said premises when actually employed by the occupant thereof, 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 **
to have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

C.H.Overton, his

And said he hereby covenant, promise and agree to and with said party Y 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.

Taxes for the year 1921 and 1922.

INTERNAL REVENUE
\$ 50
Cancelled

** entitled to the immediate possession, and they may re-enter and take possession by law.

and that he will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns against said party 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 party Y of the first part has S 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 23rd day of March, 1923, personally appeared C.H.Overton,

and he 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 Jan. 15th, 1925. (SEAL) H.M.Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 14 day of April, 1923, at 9:30 o'clock A. M.

XXXXXXXXXXXXXXXXXXXXX (SEAL) O.C.Weaver, County Clerk.
Brady Brown, Deputy.