

COMPARED

#225129 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 7th day of March, A. D. 1923, between
I.O. Johnson and Faye Johnson, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
G.W. NeSmith party of the second part.
Witnesseth: That in consideration of the sum of One Dollar and exchange of properties,
----- DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby 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:

Lots Eight (8) and Nine (9) in Block Four (4) in Meadow Brook
Addition to the City of Tulsa, Oklahoma, according to the
recorded 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 of African descent, except that household servants, maybe permitted to live in the buildings on the said premises when actually employed by the occupant thereof, and if the said buyer his 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, his heirs and assigns, who shall become the owners thereof, and be intitled to immediate possession, and they may reenter and take possession by law.

INTERNAL REVENUE

\$ 1.00

~~Cancelled~~
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 I.O. Johnson and Faye Johnson, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they 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 unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever 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 and 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 hand 8 the day and year first above written.

I.O. JohnsonFaye Johnson

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, H.M. Price a Notary Public, in and for said County and State on this 7th
day of March 1923, personally appeared I. O. Johnson, and Faye Johnson, his wife,
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to me known to be the identical person who executed the within and foregoing instrument and acknowledged 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 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 19 day of April 1923, at 4; o'clock P. M.

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