

#228138 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 17th day of April, A. D., 1923, between
Chas. P. Yadon and Eva L. Yadon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
G. L. Carver, party of the second part.

Witnesseth: That in consideration of the sum of Two Thousand two hundred nine and 40/100
----- DOLLARS,
the receipt whereof 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:

The East eighty (80) feet of Lots Fourteen (14), Fifteen (15), and Sixteen (16)
Block Two (2), University Heights Addition to the City of Tulsa, County of
Tulsa, State of Oklahoma, according to the recorded plat thereof.

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 ten
(110) feet of front line of lot, which shall cost less than \$3500.00.

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

3rd. That no building shall be erected within thirty (30) feet 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.

INTERNAL REVENUE

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 Chas. P. Yadon and Eva L. Yadon, his wife, 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 are lawfully seized in their
own right of an absolute and indefensible 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.

1922 taxes.

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 hands the day and year first above written.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 17th
day of April, 1923, personally appeared Chas. P. Yadon and Eva L. Yadon, his
wife, ----- and -----

to me known to be the identical persons 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 Mar. 24, 1925. (SEAL) Kathryn Sontag Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 19 day of April, 1923 at 4:10 o'clock P. M.

XXXXXXXXXXXXXXXXXXXX (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.