

#228326 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 20th day of April, A. D., 1923 between
B.G.Goble and Pearl A.Goble, his wife,
of Tulsa, Okla. County, in the State of Oklahoma, ~~part~~ of the first part and
James A.Caldwell and Ethel L.Caldwell, his wife, ~~part~~ of the second part.
Witnesseth: That in consideration of the sum of Four Thousand seven hundred and fifty and other
considerations ----- DOLLARS,
the receipt whereof is hereby acknowledged, said ~~parties~~ the first part do ~~by~~ these presents grant, bargain, sell and convey unto said ~~parties~~
of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The South twenty feet (20') of Lot Twenty-one (21)
and the North Twenty feet (20') of Lot Twenty (20)
Block Two (2), Pouder and Pomeroy Second Addition
to the City of Tulsa, Oklahoma, according to the
recorded plat thereof.

It is further understood and agreed that the following covenants and
agreements are a part of this contract and deed.
1st. The above premises shall never be sold to a negro.
2nd. The main or enclosed part of any building shall be forty feet
from the front lot line.
3rd. That no building for residence purposes of less than five rooms
shall be constructed upon said premises.

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 B.G.Goble and Pearl A.Goble, his wife, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said ~~parties~~ of the second part that at the delivery of these
presents they are 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.

A mortgage in the principal sum of three thousand dollars in favor
of National Building and Loan Association Pawhuska, Oklahoma, which
the grantees assume and agree to pay.

INTERNAL REVENUE
\$20.00
Cancelled

and that they will warrant and forever defend the same unto the said ~~parties~~ of the second part their 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.

In Witness Whereof, The said ~~parties~~ of the first part have hereunto set their hands the day and year first above written.

B.G. Goble

Pearl A.Goble,

J.W.Whitney

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 20th
day of April, 1923, personally appeared B.G.Goble and Pearl A.Goble, his wife,

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 ~~seal~~ seal the day and year last above written.

Given under/ March 8, 1924. (SEAL) J.W. Whitney, Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 21 day of April, 1923, at 1:45 o'clock P.M.

~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G.W eaver, County Clerk.

Brady Brown, Deputy.