

COMPARED
#228351 NS
WARRANTY DEED RECORD NO. 454

This Indenture, Made this 22nd day of May, A. D. 1922, between
Chas. P. Yadon and Eva L. Yadon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part and
John J. Hart, party of the second part
Witnesseth: That in consideration of the sum of Three Hundred Fifty - - - (\$350.00) - - -
DOLLARS,
the receipt whereof is hereby acknowledged, said part 1st of the first part do 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 numbered Two Hundred Seventy-three (273) of the Re-subdivision of
Lots 6,7,8,9,10,11,12,13,14, & 15, Block One (1), Rodgers Heights Sub-
Division, Tulsa County, 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 which shall
cost less than \$2000.00.
2nd, That said premises shall never be sold to a negro.
3rd, That no building shall be erected within 30 ft. 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 the event
revert back to party of the first part upon demand.

INTERNAL REVENUE
Stamp with handwritten number 50

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 part Y of the second part that at the delivery of these
presents that 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.

Taxes for 1921.

and that they will warrant and forever defend the same unto the said part Y 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 part 1st 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 23rd
day of May 1922, personally appeared Chas. P. Yadon and Eva L. Yadon, his wife,
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to me known to be the identical person s 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 7-24-23 (SEAL) M. Craddock Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 23 day of April 1923 at 10 o'clock A. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.