

COMPARED

#226580 NS

WARRANTY DEED RECORD NO. 454

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This Indenture, Made this 4th day of April, A. D., 1923, between
Walton S. Clinton, (a single man)
of Tulsa County, in the State of Oklahoma, ~~XXXX~~ of the first part and
J. W. Estep, of Tulsa County, ~~XXXX~~ of the second part
Witnesseth: That in consideration of the sum of Three Hundred and Fifty Dollars
\$350.00 ----- DOLLARS,
the receipt whereof is hereby acknowledged, said part Y of the first part do ES 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:

All of Lot Seven (7) in Block Three (3) Yosemite
Addition to the City of Tulsa, in Tulsa County,
Oklahoma, according to the survey and plat thereof
on file and of record in the office of the Register
of Deeds in and for Said Tulsa County.

The grantee agrees that the premises shall never
be sold to or rented to or occupied by any persons
of African descent, known as negroes, except servants
who live on rear of the premises and work for the
owner of the property.

INTERNAL REVENUE

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SANCTIONED

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 Walton S. Clinton, (a single man) and his
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 he is lawfully seized in his
own right of an absolute and indefensible estate of inheritance in fee simple, or 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 he will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part 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 part Y of the first part hereunto set his hand, the day and year first above written.

Walton S. Clinton,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 4
day of April, 1923, personally appeared Walton S. Clinton, a single man,
and

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.

~~XXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.

Given under/ My commission expires June 14, 1923. (SEAL) James Ratcliff, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 4 day of April, 1923, at 1: o'clock P. M.
(SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.