

WARRANTY DEED RECORD NO. 454

#228896 NS

This Indenture, Made this 19th day of April, A. D., 1923, between
C.D.Coggeshall and wife, Grace H.Coggeshall,
of Tulsa, County, in the State of Oklahoma, ~~XXX~~ of the first part and
Lizzie E.Greenstreet, ~~XXX~~ of the second part
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable considerations,
her ~~her~~ DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party
of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Three (3) Block One (1) in Elmwood Addition to the
City of Tulsa,

No residence to be constructed on this lot, to cost less
than four Thousand Dollars (\$4000.00), and the Lot hereby
conveyed shall not within a period of ten years from this
date, be used for business purposes; and no part of said
lot hereby conveyed shall be sold to any person of African
descent.

No house or porch piers to be built nearer than twenty (20)
feet from the front property line.

INTERNAL REVENUE
100
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 C.D.Coggeshall and wife, Grace H.Coggeshall, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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.

and that they will warrant and forever defend the same unto the said party Y of the second part her 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 party is of the first part has set their hand and the day and year first above written.

Witnesses;
C.D.Coggeshall
Grace H.Coggeshall,
Wm. T. Calvert.

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 C.D.Coggeshall and Grace H.Coggeshall,
his wife, ~~XXX~~

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.

~~XXXX~~ my hand and ~~XXXX~~ seal the day and year last above written.
Given under/ my 15th, 1926. (SEAL) Wm. T. Calvert. Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 28

April 1923, at 10: o'clock A. M.
XXXXXXXXXXXXXXXXXXXXXXXX (SEAL) O.G.Weaver, County Clerk.
Brady Brown, Deputy.