

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 27th day of April A. D. 1923, between  
C.D. Coggeshall and wife, Grace H. Coggeshall,  
of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part and  
W. J. Carl, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable  
considerations,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said part V  
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 South Forty-five feet (S45') of Lot Nine (9)  
Block One (1) in Elmwood Addition to the City of  
Tulsa.

No residence to be located on the above described prop-  
erty to cost less than Four Thousand Dollars (\$4000.00)  
and no house or porch piers to be built nearer than  
seventeen (17) feet from the Denver Avenue property line.

The lot herein conveyed shall not within a period of ten  
years from this date, be used for business purposes, and  
no part of said lot herein conveyed shall be sold to any  
person of African descent.

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 part V 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.

INTERNAL REVENUE

\$ 2.00

Cancelled

and that they will warrant and forever defend the same unto the said part — of the second part his heirs and assigns  
against said part — 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 ha VS hereunto set their hand — the day and year first above written.

C.D. Coggeshall

Grace H. Coggeshall

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 27th  
day of April 1923, personally appeared G.D. Coggeshall and wife Grace H.  
Coggeshall, ~~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.

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

Given under May 15, 1926 (SEAL) Wm. T. Calvert, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 3 day of May 1923, at 9: o'clock A. M.

XXXXXXXXXXXXXXXXXXXX

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.