

COMPARED  
#229351 NS

## WARRANTY DEED RECORD NO. 454

This Indenture, Made this 23rd day of April, A. D., 1923, between  
Park Addition Company,  
of Tulsa, County, in the State of Oklahoma. ~~part~~ of the first part and  
C. C. McWaters, ~~part~~ of the second part.  
Witnesseth: That in consideration of the sum of Six Hundred (\$600.00) and no/100 ~~part~~  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part Y of the first part do as 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 Number Twenty (20) in Block Number One (1) of Park Addition  
to the Town of Red Fork, Oklahoma, According to the recorded plat  
thereof.

This deed is executed, subject to the following restrictions and  
conditions; to-wit; The said premises shall be used for residence  
purposes only and no apartment house shall ever be built thereon and  
no residence shall be built thereon at a cost of less than \$1,500.00  
and no building shall be built thereon nearer than 20 feet to the front  
lot line, nor shall said premises be sold or rented to any person of  
the African race or decent, and a violation of any of these restrictions  
shall work a forfeiture of said premises to the grantor in this deed.

INTERNAL REVENUE

\$ 1.00

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 Park Addition Company, its  
and assigns  
~~part~~, 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 it is lawfully seized in its  
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 it 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 its 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 ha as hereunto set its hand the day and year first above written.

(Corporate Seal)  
P.W. Loss, Secretary.

Park Addition Company,  
By E.F. Blanchard, President.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, J. N. Clark, a Notary Public, in and for said County and State on this 23rd  
day of April, 1923, personally appeared E. F. Blanchard and P. W. Loss

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.

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

My commission expires April 26, 1924 Notary Public.

STATE OF OKLAHOMA, COUNTY OF TULSA, SS.

On this 23rd day of April A.D. 1923, before me, the undersigned, a Notary Public,  
in and for the county and state aforesaid, personally appeared E.F. Blanchard and P. W.  
Loss to me known to be the identical persons who subscribed the name of the maker thereof  
to the foregoing instrument as its President and Secretary and acknowledged to me that  
he executed the same as his free and voluntary act and deed, and as the free and voluntary  
act and deed of such corporation, for the uses and purposes herein set forth.

Given under my hand and seal of the day and year last above written.

My commission expires April 26, 1924.

(SEAL) J. N. Clark, Notary Public.

Filed for record this 3 day of May, 1923, at 10:30 o'clock A. M.  
~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.