

COMPARED

#226870 NS

WARRANTY DEED RECORD NO. 454

This indenture, Made this 29 day of March A. D. 1923, between Louis D. Lewk and Ida B. Lewk, his wife, formerly L.D. & Ida B. Lewkowitz and W.D. McCoy and Gene K. McCoy, his wife, of Tulsa, County, in the State of Oklahoma, ~~xxx~~ of the first part and C.A. Lucy ~~xxxxxx~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations, the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said party 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 17 Blk. 3, Kendall View Addition to the City of Tulsa Oklahoma, according to the recorded plat thereof; Subject to the following restrictions; In no event shall the purchaser party of the second part, his heirs or assigns sell, transfer or convey any portion of the above described property to any person of African descent and in no event shall said second party his heirs or assigns erect upon any portion of the premises herein described, a dwelling house to cost less than (\$2000.) Two Thousand Dollars, and located closer than 30 feet from the front line of said premises, it being expressly understood that said lot shall be used for dwelling purposes only.

INTERNAL REVENUE

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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 Lewis D. Lewk, & Ida B. Lewk, and W.D. McCoy & Jean K. McCoy, 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

an oil & Gas mining lease covering said property now of record and the royalty from the oil & gas wells now on said property, and all sums of money from the royalties or rentals or hereby expressly retained by parties of the first part and party of second part has no interest therein.

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

Louis D. Lewk, formerly L.D. Lewkowitz,
Ida B. Lewk, (formerly Lewkowitz
W.D. McCoy,
Gene K. McCoy.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, V. Dunaway a Notary Public, in and for said County and State on this 3rd day of April 1923, personally appeared Louis D. Lewk and Ida B. Lewk, his wife, formerly L.D. and Ida B. Lewkowitz, and W. D. McCoy and Gene K. McCoy, his wife, to me known to be the identical persons 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 June 19, 1926. (SEAL) V. Dunaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of April 1923, at 1:30 o'clock P. M.
~~XXXXXXXXXXXX~~ (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.