

#231393 NS

WARRANTY DEED RECORD No. 459.

COMPARED

56510 Crane & Company, Torrey

This Indenture, Made this 19th day of May, A. D. 1923, between
Ralph S. Hay, a single man,
 of Jackson County, in the State of Missouri, party of the first part, and
L. H. Agard, party of the second part.
 Witnesseth: That in consideration of the sum of Six Hundred Seventy-five -----
 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said party y of the first part do ss by these presents grant, bargain, sell and convey unto said
 party y 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 Eighteen (18) in Block Ten (10) in Meadow Brook Addition
 to the City of Tulsa, Tulsa County, Oklahoma.

It is further understood that the second party, her heirs or assigns,
 shall never convey or rent the above described premises to any negro
 or person of African descent, except that house-hold servants may be
 permitted to live in the buildings on the said premises when actually
 employed by the occupant thereof, and if the said second party, her heirs
 or assigns violate this clause, then her ownership and right in the said
 premises shall terminate and the said premises and all improvements there-
 on shall revert to the first party, his heirs and assigns, who shall become
 the owners thereof, and be entitled to the immediate possession, and he
 may re-enter and take possession in any legal manner.

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 Ralph S. Hay, his
 heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said party 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 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:

For special assessments hereafter becoming due or delinquent
 and general taxes for the year 1923 all of which is assumed by
 second party.

and that he will warrant and forever defend the same unto the said party y of the second part her heirs and assigns
 against said party 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 party y of the first part ha s hereunto set his hand the day and year first above written.

Ralph S. Hay

STATE OF ~~XXXXXX~~ Missouri, Jackson County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 19th
 day of May, 19 23, personally appeared Ralph S. Hay, a single man,

XXX
 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 May 12, 1926. (SEAL) Florence W. Berrie, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 23 day of May, 19 23, at 3:30 o'clock P.M.
 Book No. 459, Page No. 184 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.