

COMPARED

WARRANTY DEED RECORD No. 459.

232729 C.M.J. 12th day of March, A. D. 1923, between
 Chas. P. Yadon and Eva L. Yadon, his wife
 of Tulsa County, in the State of Oklahoma, party of the first part, and
 C. C. Hickerson party of the second part.

Witnesseth: That in consideration of the sum of
 Three hundred seventy-five and 00/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said
 party 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 numbered Two hundred forty-eight (248) of the Re-Subdivision
 of lots 2,3,4,5,6,7,8,9, & 10, Block Two (2) Rodgers Heights
 Subdivision, Tulsa County, Oklahoma, according to the recorded
 plat thereof.

It is further covenanted and agreed by the parties hereto that
 the following covenant shall be a limitation in warranty deed,
 to-wit: 1st., that no residence shall be erected on said premises
 within one hundred ten (110) feet of front line of lot, which
 shall cost less than \$2,000.00.
 2nd. that said premises shall never be sold to a negor.
 3rd. that no building shall be rected within 30 ft. of the lot
 line facing street.

Any violation of the above restictions will in itself work a
 forfeiture of this conveyance and the property herein described
 shall in that event revert back to the party of the first part
 upon demand.

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 Chas. P. Yadon and Eva L. Yadon, his wife, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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:

1921 and 1922 Taxes.

INTERNAL REVENUE
 \$ 50
 Collected

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns
 against said party 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 of the first part ha ve their hand, the day and year first above written.

Chas. P. Yadon

Eva L. Yadon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12th
 day of March 1923, personally appeared

Chas. P. Yadon

Eva L. Yadon, his wife,

to me known to be the identical person s 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 Mar. 24, 1925. (Seal)

Kathryn Sontag,

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 8 day of June 1923 at 9:00 o'clock A. M.

Book No. 459, Page No. 401

G. G. Weaver,

County Clerk.

Brady Brown,

Deputy.

(Seal)