

COMPARED

## WARRANTY DEED RECORD No. 459.

232853 C.M.J. 8th day of June, A. D. 1923, between  
 C. D. Coggeshall and wife, Grace H. Coggeshall  
 of Tulsa County, in the State of Oklahoma, party of the first part, and  
 W. J. Carl party of the second part.

Witnesseth: That in consideration of the sum of  
 One Dollar (\$1.00) and other valuable consideration DOLLARS,  
 the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said  
 part 2nd 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 Fifteen (15), Block One (1) in Elmwood Addition to  
 the city of Tulsa.

No residence to be erected on this lot to cost less than  
 Four Thousand Dollars (\$4000.00). The lot hereby conveyed  
 shall not within a period of ten years from this date, be  
 used for business purposes and no part of such lot hereby  
 conveyed shall be sold to any person of African descent.  
 The body of any residence erected, shall not be nearer the  
 front property line than Twenty-five (25) feet.

INTERNAL REVENUE  
 \$ 1.50  
 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 C. D. Coggeshall and wife, Grace H. Coggeshall 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:

and that they will warrant and forever defend the same unto the said part of the second part 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 part 1st of the first part have hereunto set their hand, S the day and year first above written.  
 C. D. Coggeshall  
 Grace H. Coggeshall

STATE OF OKLAHOMA, Tulsa County, ss.  
 Before me, Lucile Chastain, a Notary Public, in and for said County and State, on this 9th  
 day of June, 1923, personally appeared  
 C. D. Coggeshall and wife, Grace H. Coggeshall  
 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 official seal the day and year last above written.  
 My commission expires Jan. 14, 1926. (Seal) Lucile Chastain, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
 Filed for record this the 9 day of June, 1923, at 10:00 o'clock A.M.  
 Book No. 459, Page No. 426 O. G. Weaver, County Clerk.  
 Brady Brown, Deputy. (Seal)