

#233307 NS

WARRANTY DEED RECORD No. 459.

COMPARED

5410 - Crane & Company, Toledo

This Indenture, Made this 1st day of March, A. D. 1923, between

Mary C. Underhill a single person,

of Douglas County, in the State of Wisconsin of the first part, and

W.O. Nelson of the second part.

Witnesseth: That in consideration of the sum of (\$1350.00) Thirteen Hundred-fifty dollars

& no/100 DOLLARS,

the receipt whereof is hereby acknowledged, said part Y of the first part do by these presents grant, bargain, sell and convey unto said part Y of the second part their 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 Two (2) of Kraatz-Gerlack Addition to the city of Tulsa, according to the recorded plat thereof. It is understood and agreed that in above addition no residence shall be built which shall cost less than Thirty Five Hundred (3500.00) Dollars.

Also the front line of each residence shall be 35 feet front line of the lot.

All houses erected in above addition shall be for residence purposes only, and shall not be rented or sold to persons of negro blood.

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 Mary C. Underhill for herself, her heirs, 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 that she lawfully seized in her 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 she will warrant and forever defend the same unto the said part Y of the second part their heirs and assigns against said part Y of the first part, her 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 has hereunto set her hand the day and year first above written.

Mary C. Underhill

STATE OF OKLAHOMA, Wisconsin, Douglas County, ss.

Before me, A. T. Ledin, a Notary Public, in and for said County and State, on this 21 day of March, 1923, personally appeared Mary C. Underhill

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as 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 20, 1926. (SEAL) A. T. Ledin, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 15 day of June, 1923, at 9:15 o'clock A. M.

Book No. 459, Page No. 499 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.