

COMPARED

#230655 NS

WARRANTY DEED RECORD No. 459.

30510 Crane & Company, Tulsa

This indenture, Made this 23rd day of April, 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
Berle H. Swift, 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 parties of the first part do hereby these presents grant, bargain, sell and convey unto said
part 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 numbered two hundred and eighty-five (285) of the re-subdivision
of Lots numbered 6,7,8,9,10,11,12,13,14 and 15 in Block One (1) in
Rodgers Heights Subdivision Tulsa County, Oklahoma.

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 \$2000.00.

2nd., that said premises shall never be sold to a negro.

3rd., that no building shall be erected within 30 ft. of the lot
line facing street.

Any violation of the above restrictions 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 part 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:

INTERNAL REVENUE
\$ 50
Cancelled

and that they will warrant and forever defend the same unto the said part Y. of the second part his heirs and assigns
against said part 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 part Y. of the first part have hereunto set their hand S. 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 23rd
day of April, 1923, personally appeared Chas. P. Yadon and Eva L. Yadon,
his wife, and

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 16 day of May, 1923, at 11 o'clock A. M.
Book No. 459, Page No. 74 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.