

COMPARED

## WARRANTY DEED RECORD No. 459.

#230380 NS

50310, Cross &amp; Company, Tulsa

This Indenture, Made this 10th day of May, A. D. 1923, between  
W. P. Johnson, a single man  
 of Tulsa, County, in the State of Oklahoma, ~~part~~ of the first part, and  
L. H. Agard ~~part~~ of the second part.  
 Witnesseth: That in consideration of the sum of One Dollar and other valuable consideration  
----- DOLLARS,  
 the receipt whereof is hereby acknowledged, said part Y of the first part do es by 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:

Lots Nineteen (19) and Twenty (20) in Block Ten (10)  
 Meadow Brook Addition to the City of Tulsa, Oklahoma,  
 according to the recorded plat thereof.

(It is further understood that the buyers, their 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 buyers their heirs or assigns violate this clause, then their owner ship and rights in the said premises shall terminate and the said premises and all improvements thereon shall revert to the sellers, their heirs and assigns, who shall become the owners thereof, and be entitled to the immediate possession and they may re-enter and take possession by law )

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 W.P. Johnson, his  
 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 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:

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

W.P. Johnson

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, H.M. Price, a Notary Public, in and for said County and State, on this 10  
 day of May, 1923, personally appeared W.P. Johnson, 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 Jan. 15th, 1925. (SEAL) H.M. Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 12 day of May, 1923, at 3:30 clock P.M.  
 Book No. 459, Page No. 8 (SEAL) O.C. Weaver, County Clerk.  
Brady Brown Deputy.