

COMPARED

#236180 NS

WARRANTY DEED RECORD No. 460.

50310 Crane & Company, Tulsa

This Indenture, Made this 5th day of March, A. D. 1923, between
C. H. Overton,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Charles P. Yadon, party of the second part.
Witnesseth: That in consideration of the sum of Six Hundred Forty -----
----- 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:

INTERNAL REVENUE

\$ 1.00

Cancelled

Lots Thirty-five (35) and Thirty-six (36) in Block Eight (8)
in Meadow Brook Addition to the City of Tulsa, Okla., according
to the recorded plat thereof.

This property has never been used or occupied by C. H. Overton
as a homestead.

It is further understood by the buyer, his heirs or assigns, shall
never convey or rent the above described premises to any negro or
person of african descent, except that household servants may be per-
mitted to live in the buildings when actually employed by occupant
thereof, and if the said buyer his heirs or assigns, violate this
clause, the their ownership and rights in the said premises shall
terminate, and the said premises and all improvements thereon shall
revert to the seller, 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.

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. H. Overton,
heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y. of the second part that at the delivery of
these presents that he 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:

Except1921 and 1922 taxes.

and that y. 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 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 y. the day and year first above written.

C. H. Overton,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, H. M. Price, a Notary Public, in and for said County and State, on this 5th
day of March, 1923, personally appeared C. H. Overton,

to me known to be the identical person y. 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 January 15, 1925. (SEAL) H. M. Price, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 20 day of July, 1923, at 11 o'clock A.M.
Book No. 460, Page No. 316 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.