

This Indenture, Made this 24th day of May, 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

Otto R. Wohlauf

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 party 1st of the first part do by these presents grant, bargain, sell and convey unto said party 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 Three hundred twenty-nine (329) of the Re-Subdivision of Lots 6, 7, 8, 10, 11, 12, 13, 14 & 15 in Block One (1) Rodgers Heights Subdivision, Tulsa County, Oklahoma, according to the recorded plat thereof.

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 by these presents hereby covenant, promise and agree to and with said party 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 indefensible 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

1921 and 1922 taxes.

INTERNAL REVENUE
50

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns against said party 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 party 1st of the first part ha Y hereunto set their hand 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 24th

day of May, 1923, personally appeared Chas. P. Yadon and Eva L. Yadon,

to me known to be the identical person as 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 21 day of Sept., 1923, at 1: o'clock P.M.

Brady Brown

Deputy (SEAL)

O. G. Weaver,

County Clerk.