

#240858 NS

WARRANTY DEED RECORD No. 466

This Indenture, Made this 26th day of September, A. D. 1923, betweenMarshall E. Britton, a widower, Edward H. Dunn, a single man,of Tulsa, County, in the State of Oklahoma, party of the first part, andLewis L. Wilson and Margaret E. Wilson, husband & wife, party of the second part.Witnesseth: That in consideration of the sum of Five Hundred (\$500.00)DOLLARS, the receipt whereof is hereby acknowledged, said part 1st of the first part do ss by these presents grant, bargain, sell and convey unto said part 1st 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 Thirteen (13) Block Three (3) University Place Tulsa County, Oklahoma, according to the recorded plat thereof. Same being a subdivision of the West half (1/2) of the North-west Quarter (1/4) of the Southeast Quarter (1/4) of Section four (4) township nineteen (19) range thirteen (13) E.

The grantees their heirs, executors, or assigns, agrees to the following restrictions, against the above lot; that no house shall erected upon the said lot, costing less than two thousand dollars (\$2000.00) exclusive of purchase price of said lot. That no house shall be erected upon said lot closer than twenty five (25) of the front line of said lot; that said lot will not be conveyed or transferred; leased or rented to a negro or any one of African descent.

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 parties of the first part, their heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part 1st 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

and that they will warrant and forever defend the same unto the said part 1st of the second part, their heirs and assigns against said part 1st 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 1st of the first part have hereunto set their hand s the day and year first above written.

Marshall E. BrittonEdward H. DunnSTATE OF OKLAHOMA, Tulsa, County, ss.

Before me, _____ a Notary Public, in and for said County and State on this 26th day of September, 19 23, personally appeared Marshall E. Britton and Edward

H. Dunn, and they 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 October 21st 1926. (SEAL) Mrs. M. W. Nickel, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 26 day of Sept., 19 23 at 12; o'clock - M.

Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk.