

## WARRANTY DEED RECORD No. 466

#241024 NS

This Indenture, Made this 22nd day of September, A. D. 1923, betweenChas. P. Yadon and Eva L. Yadon, his wife,of Tulsa, County, in the State of Oklahoma, party of the first part, andC.C. Latimer and Grace M. Latimer, husband & wife, party of the second part.Witnesseth: That in consideration of the sum of Eight Hundred 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 parties 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 numbered Seventeen (17), Block Four (4) in University Heights Addition, to the City of Tulsa, County of Tulsa, State of 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 \$3500.00.  
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.

And 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, for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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.

1922 taxes.

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

Chas. P. YadonEva L. Yadon,STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this, 22nd day of September, 1923, personally appeared Chas. P. Yadon and Eva L. Yadon,  
his wife, and

to me known to be the identical persons 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 the 28 day of Sept., 1923, at 10:30 o'clock A. M.

Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.