

This Indenture, Made this 20th day of February, A. D. 19 23, between

C.D. Coggeshall and wife, Grace H. Coggeshall;
 of Tulsa County, in the State of Oklahoma, ~~party~~ of the first part, and
R. L. Huntington and Ruth Huntington, ~~party~~ of the second part.

Witnesseth: That in consideration of the sum of One dollar and other valuable considerations,
 the receipt whereof is hereby acknowledged, said parties of the first part do by 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 Five (5) Block One (1), in Elmwood Addition to the City of Tulsa,

No house or porch piers to be built nearer than twenty (20) feet from the front property line.

No residence to be built, to cost less than Four Thousand Dollars (\$4000.00).

The property hereby conveyed is not within the period of ten years from this date, be used for business purposes, and no part of such lot hereby conveyed, shall be sold to any person of African descent.

INTERNAL REVENUE
 \$ 1.00
 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 C.D. Coggeshall and wife, Grace H. Coggeshall,
 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.

Such general or special taxes which may fall due after this date.

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.

Witnesses;

Wm. T. Calvert.

C.D. Coggeshall

Grace H. Coggeshall

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th day of February, 19 23, personally appeared C.D. Coggeshall and wife, Grace H.

Coggeshall, and
 to me known to be the identical person 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.

~~XXXXXX~~ my hand and ~~XXXXXX~~ seal the day and year last above written.

Given under/

My commission expires May 15, 1926. (SEAL) Wm. T. Calvert. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 3 day of Oct., 19 23, at 1: o'clock P.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver.

County Clerk.