

This Indenture, Made this 5th day of October, A. D. 1923, betweenD.T. Wilkinson and May Wilkinson, husband and wife,of Tulsa,County, in the State of Oklahoma, party of the first part, andF. P. Baldwin,party of the second part.Witnesseth: That in consideration of the sum of Four Hundred (\$400.00) ---------- DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said party 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-forty-six (346), of the Re-subdivision of  
Lots 6,7,8,9,10,11,12,13,14; & 15 Block One (1), Rodgers Heights Sub-  
division, Tulsa County, Oklahoma, according to the recorded plat thereof.

It is further covenanted and agreed by the parties hereto that the follow-  
ing 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 the 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 fore-feiture  
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 D. T. Wilkinson, and May Wilkinson, his wife,  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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.

INTERNAL REVENUE

\$ 30

Cancelled

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns  
against said party 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 ha VS hereunto set their hand S the day and year first above written.

D. T. WilkinsonMay Wilkinson,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Beatrice Hoff,a Notary Public, in and for said County and State on this 5thday of October19 23,

personally appeared

D.T. Wilkinson and May Wilkinson,his wife,

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 4/13/24

(SEAL)

Beatrice Hoff,

Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of Oct.19 23 at9:40o'clock A. M.Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.