

240919 C. J.

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)

INTERNAL REVENUE

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Cancelled

1923

COMPARED

THIS INDENTURE, Made this 15th day of June 1923 between the VANDEVER INVESTMENT COMPANY, a corporation, of Tulsa, Oklahoma, of the first part, and G. E. A. Fleming of the second part,

WITNESSETH, That in consideration of the sum of Five Hundred and No/100 Dollars, the receipt whereof is hereby acknowledged, said party of the first part does, by these 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 Seven (7) in Block One (1) Second Reddin Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof,

TO HAVE AND TO HOLD THE SAME Together with all and singular the tenements, hereditaments and appurtenances hereto belonging or in any wise appertaining forever.

And said Vandever Investment Company, for itself, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents, that it is lawfully seized in its 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind EXCEPT All taxes and special assessments and that it 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, its successors and assigns, and all and every person or persons whomsoever, claiming or to claim the same.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon costing less than \$2000.00, inclusive of the cost of other subsidiary buildings and improvements; that no buildings or any part thereof, except steps or entrance approach without roof shall be build or extended within 20 feet from the front lot line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any person of African descent, commonly known as negroes, except that the building of a servants' house to be used only by the servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof.

Any violation of the foregoing conditions and restrictions by the grantee his heirs or heirs or assigns shall work a forfeiture of all title in and to said lot or lots. The above conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part his heirs and assigns forever together with all and singular, the hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

ATTEST:

W. A. Vandever

(CORPORATE SEAL)

VANDEVER INVESTMENT COMPANY

Secretary

By C. S. Vandever,

President

STATE OF OKLAHOMA)
TULSA COUNTY.)

ss. Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of June 1923 personally appeared C. S. Vandever, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.