

#243821 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 27th day of October, A. D. 1923, between

C.D. Coggeshall and wife, Grace H. Coggeshall,  
 of Tulsa, County, in the State of Oklahoma, party of the first part, and  
W.A. Catron party of the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00)

\_\_\_\_\_ DOLLARS,  
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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:

North Five feet (N5') of Lot Nine (9) and South  
 Forty feet (S 40') of Lot Ten (10), Block One (1)  
 in Elmwood Addition to the City of Tulsa,

The body of no residence building is to be located  
 nearer than twenty-five (25) feet from the front pro-  
 perty line.

No residence to be erected on this property, to cost  
 less than Four Thousand Dollars (\$4000.00)

The lot hereby conveyed shall not within a period of ten years from this  
 date, be used for business purposes and no part of said lot shall be sold  
 to any person 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 C.D. Coggeshall and wife, Grace H. Coggeshall, their  
 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.

Any general or special taxes falling due from and  
 after this date.

INTERNAL REVENUE  
1.50  
 Collected

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 have hereunto set their hand S the day and year first above written.

C.D. Coggeshall

Grace H. Coggeshall

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, Wm. T. Calvert, a Notary Public, in and for said County and State on this 5th  
 day of November, 1923, personally appeared C.D. Coggeshall and wife, Grace H.

Coggeshall, 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 May 15, 1926. (SEAL) Wm. T. Calvert. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5 day of Nov., 1923, at 3:40 o'clock P. M.

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