

COMPARED

#245712 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 26th day of November, A. D. 1923, between

Chas. P. Yadon and Eva L. Yadon, his wife,

of Tulsa, County, in the State of Oklahoma, party of the first part, and

T. V. Walker, party of the second part.

Witnesseth: That in consideration of the sum of Nine Hundred and 00/100

(\$900.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said party 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:

Lots Numbered One hundred Seventy-One (171) and One Hundred Seventy-Two (172) of the Re-Subdivision of Lots 2,3,4,5,6,7,8,9, and 10, Block Two (2), Rodgers Heights Subdivision, Tulsa County, 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 \$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 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, 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.

1921 and 1922 Taxes.

INTERNAL REVENUE
\$1.00
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 have hereunto set their hand and seal the day and year first above written.

Chas. P. Yadon

Eva L. Yadon.

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned,

a Notary Public, in and for said County and State on this 26th

day of November, 1923, personally appeared Chas. P. Yadon, and Eva L. Yadon, his wife, 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.

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 30 day of Nov., 1923, at 4:40 P. M.

Brady Brown

Deputy (SEAL)

O.G. Weaver,

County Clerk.