

This Indenture, Made this 1st day of October, A. D. 19 23, between
Chas. P. Yadon and Eva L. Yadon, his wife,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Chas. T. Baze, party of the second part.

Witnesseth: That in consideration of the sum of One Thousand and 00/100 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:

Lots numbered Fifty-nine (59) and Sixty (60), of the Re-Subdivision
of Lots 1, 2, 3, 4, 5, 16, 17, 18, 19 & 20, Block One (1), and Lot One (1),
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 Y 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.

RECEIVED
\$ 100
RECORDED

and that they will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
against said party Y 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 ve hereunto set their hand s 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 1st
day of October, 19 23, personally appeared Chas. P. Yadon, and Eva L. Yadon,
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 Mar. 24, 1925. (SEAL) Kathryn Sontag. Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 22 day of Oct., 19 23, at 2:40 o'clock P. M.
Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.