

244988 C.J .

GENERAL WARRANTY DEED

COMPARED

THIS INDENTURE, made this 24th day of March, A. D. 1922, between C. H. Overton and Annie Overton, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and Leotah L. Speaker of the second part.

WITNESSETH: That in consideration of the sum of Three Hundred Fifty (\$350.00) Dollar the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents, grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Two(2) in Block Six (6) of Meadow Brook Addition to the City of Tulsa, according to the recorder plat thereof,

It is further understood that the buyers, their heirs or assigns, shall never convey or rent the above described premises to any negro or person of African descent, except that House-hold servants may be permitted to live in the buildings on the said premises when actually employed by the occupant thereof, and if the said buyers, their heirs or assigns violate this clause, then their ownership and right in the said premises shall terminate and the said premises and all improvements thereon shall revert to the sellers, their heirs and assigns, who shall become the owners thereof, and be entitled to the immediate possession and they may re-enter and take possession in any legal manner.

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.H. Overton and Annie Overton, 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 execution and delivery of the contract of sale of the above described lot made by the parties of the first part to party of the second part, dated and delivered the 29th day of September 1919, providing for this deed, they were 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 thereunto belonging; that the same were free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, and that they will warrant and forever defend the same unto said party of the second part, her heirs and assigns, against said parties of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same up to the date of said contract and parties of the first part further warrant and defend said lot unto the said party of the second part, her heirs and assigns against all grants, titles, charges, estates, judgments, assessments and encumbrances of whatsoever nature, against said lots by reason of any act or default of parties of the first part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

C.H. Overton

Annie Overton

STATE OF OKLAHOMA,)
TULSA COUNTY) SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24th day of March 1922, personally appeared C.H. Overton and Annie Overton, his wife, to me known to be the identical persons 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.