

#245442 EO

## COMPARED

GENERAL WARRANTY DEED;

THIS INSTRUMENT, made this 20th, day of October A. D. 1923, between C. H. Overton, <sup>a single man</sup> of Tulsa, County, in the State of Oklahoma, of the first part, and Ivan O. Johnson, of the second part, WITNESSETH; That in consideration of the sum of One thousand Four Hundred Dollars, the receipt whereof is hereby acknowledged said parties 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:

Lots One (1), Two (2), Twenty-Five (25), and Twenty Six (26), in Block Ten (10), of ~~Market~~ Brook Addition to the City of Tulsa, according to the recorded 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 rights 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 by law),

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining forever,

And said C. H. Overton his 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 lots made by the parties of the first part to party of the second part, dated and delivered the 1st day of October 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 appurtenance 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 his 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 lots unto the said party of the second part his 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

STATE OF OKLAHOMA

TULSA COUNTY

SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th, day of October, 1923, personally appeared C. H. Overton to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written

My commission expires Jan. 15th, 1925, (seal)

H. H. Price Notary Public,

Filed for record in Tulsa, Tulsa County, Oklahoma November 27- 1923 at 11: 25 O'Clock A. M. and recorded in Book 481. Page 44.

By Brady Brown Deputy,

(seal)

O. G. Weaver County Clerk