

278700 C.M.J.

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS:

That Healey Bennett, Cassie Bennett his wife partt of the first part, in consideration of the sum of One dollar and other valuable considerations and ---DOLLARS the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto J. J. Hopkins party of the second part his heirs and assigns, all of the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot One (1), in Block One (1), Wadale Addition to the city of Tulsa,  
in Tulsa County, Oklahoma, according to the recorded platt thereof.

It is further agreed that the party of the second part will never sell or rent or allow the premises to be used by any person or African decent, known as negroes, this restriction to be binding on the heirs and assigns of the party of the second part together with all the improvements thereon, and the appurtenances thereto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part his heirs and assigns forever, free, clear, discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature.

Signed and sealed this 13th day of January 1925.

Healey Bennett

Cassie Bennett

STATE OF OKLAHOMA, COUNTY OF OTTAWA, SS.

Before me Mayme Tyler, a Notary Public within and for said County and State on this 13th day of January, 1925, personally appeared Healey Bennett and Cassie Bennett, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public this 13th day of January 1925.

Mayme Tyler

My commission expires July 30th, 1927. (Seal)

Filed for record in Tulsa, Tulsa County, Oklahoma, February 13, 1925, at 3:40 o'clock P.M. and recorded in Book 490, Page 627.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

278707 C.M.J.

A F F I D A V I T.

STATE OF OKLAHOMA, )  
COUNTY OF TULSA. ) ss.

O. J. Smith, of lawful age, being first duly sworn upon his oath deposes and says: That he is familiar with the title to - -

Lot 12, in Block 3 of the Subdivision of a part of Block 5, in Terrace  
Drive Addition to the city of Tulsa, Oklahoma.

that on the 2d day of November, 1922, James L. Heath and Jessie M. Heath, his wife, executed a certain real estate mortgage for \$3,000.00 to the Terrace Drive Company, which said mortgage is recorded in Book 393 at Page 509 of the records in the office of the County Clerk of Tulsa County, Oklahoma.

Affiant further states that said mortgage excepts a certain mortgage for \$9,000.00 to the Home Building & Loan Association, dated November 2, 1922.

Affiant further states that he knows of his own personal knowledge that there was no mortgage bearing the date of November 2, 1922, given to the Home Building & Loan

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COMPARED BY  
PS and JH