

282042 C.M.J.

WARRANTY DEED.

INTERNAL REVENUE
\$ 1.50
Cancelled

THIS INDENTURE, Made this 7th day of March, 1924, between Bettie Weaver, a widow, of Tulsa County, in the State of Oklahoma, of the first part and Irene Roop, of the second part.

WITNESSETH: That the said party of the first part in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, and the further consideration, and as a condition of this deed to which the grantor herein by accepting this deed assents and agrees: That the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$5,000.00, including subsidiary buildings and improvements, shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building, or any part thereof, except steps or entrance approach without roof, shall be built or extend within Twenty Five (25) feet of the front lot line or closer than Fifteen (15) feet of the side street line and no garage, servants' houses or other subsidiary buildings shall extend within Ninety (90) feet of the front lot line or within Twenty Five (25) feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold, or rented to, or occupied by any person of African descent, known as negroes, provided, however, that the building of a servants house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof; does by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Fourteen (14) Block One (1) of Weaver Addition to the city of Tulsa,
Tulsa County, Oklahoma, according to the recorded plat thereof.

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

And said Bettie Weaver, (a widow) for her heirs, executors and administrators, does hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that she is lawfully seized in her 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, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of whatever kind or nature whatsoever except all taxes and special assessments and that she will WARRANT AND FOREVER DEFEND THE SAME unto the said party of the second part, his heirs and assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand the day and year first above written.

Bettie Weaver

STATE OF OKLAHOMA,)
County of Tulsa.) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1925, personally appeared Bettie Weaver, (a widow) to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her 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.

COMPARED BY
RS and JH
3-20-25