

270165-CW.

## GENERAL WARRANTY DEED.

Collected

THIS INDENTURE, made this 29th day of December 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 J. H. Rose of the second party,

WITNESSETH: That in consideration of the sum of Two Hundred Forty Dollars, 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, his heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit: Lot Twenty-Seven in Block Seven of Meadow Brook Addition to the City of Tulsa, according to the recorded plat thereof. (It is further understood that they 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 17th day of June 1920 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, 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 lot 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.

STATE OF OKLAHOMA,  
TULSA COUNTY,

)  
) SS.

C. H. Overton.

Annie Overton.

Before me, the undersigned, a Notary Public, in and for said County and State on this 29th day of December 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.  
(Seal) My commission expires Jan 15th, 1925.

H. M. Price

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct 21, 1924 at 4:15 P. M. o'clock  
Recorded in book 496, page 622.  
My Brady Brown, Deputy.

(Seal) O. G. Weaver, County Clerk.