

THIS INDENTURE, Made this 15th day of April A. D., 1922, between  
B. M. Grotkop and Vinita Crutchfield Grotkop his wife,  
of Tulsa, Tulsa County, in the State of Oklahoma, party of the first part, and  
Lora Cunningham party of the second part

WITNESSETH: That in consideration of the sum of Fifty Seven Hundred Fifty and no/100  
DOLLARS,  
the receipt whereof is hereby acknowledged, said part ies of the first part, do by these presents, grant, bargain, sell and convey unto said part y  
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 Four (4) in Block Four (4) in Boswell's Addition to the city of Tulsa,  
Oklahoma, according to the recorded plat thereof.

Party of the second part as a further consideration and condition of this deed assents and agrees by acceptance thereof, as follows: that the lot or lots hereby conveyed shall not within a period of five years from this date, be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent 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 Any violation of the foregoing condition and restriction by the party of the second part; his heirs or assigns shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part his heirs and assigns forever

INTERNAL REVENUE

\$ 26.80

Cancel

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever.

And said B. M. Grotkop and Vinita Crutchfield Grotkop for themselves their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y of the second part, that at the delivery of these presents that they are 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; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT taxes of every nature whatsoever, a certain mortgage to the Home Building and Loan Association of Tulsa, Okla. in the amount of \$2500.00 and a certain mortgage to A. Y. Boswell Jr in the amount of \$100.00

and that they will warrant and forever defend the same unto the said part y of the second part, her heirs and assigns, against said part y of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part ies of the first part ha. vs hereunto set their hand, 2 the day and year first above written.

B. K. GrotkopVinita Crutchfield Grotkop

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, E. Hunter Stagg, a Notary Public in and for said County and State on this 22nd  
day of May, 1922, personally appeared

B. M. Grotkop and Vinita Crutchfield Grotkop his wife,  
to me known to be the identical person s 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.

Witness my hand and the official seal the day and year last above written.

My commission expires 5/13 1923 (SEAL) E. Hunter Stagg Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 24th day of May, 1922, at 2:30 o'clock P. M.

Book 400, Page 233  
Chas. Haley

(SEAL) O. D. Lawson

Deputy. County Clerk.