

THE NEWSPAPER PRINTING &amp; ALUMINUM CO., SHAWNEE, OKLA.

THIS INDENTURE, Made this 2nd day of June, A. D. 1922, between  
Sarah E. Dixon a single woman  
 of Tulsa Tulsa County, in the State of Oklahoma, party of the first part, and  
Robt. E. Adams party of the second part.

WITNESSETH: That in consideration of the sum of Twenty Four hundred fifty and no/100 DOLLARS, the receipt whereof is hereby acknowledged, said part V of the first part, do SS by these presents, grant, bargain, sell and convey unto said part V 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 (16) Sixteen in Block (6) Six, Ridgewood addition to Tulsa, Oklahoma according to the recorded plat thereof.

This conveyance is given subject to the following conditions and restrictions that no residence shall be erected thereon less than two stories in height, costing less than \$7,500.00 seven Thousand Five Hundred and no/100 -- Dollars inclusive of other subsidiary buildings and improvements on such lot that the main portion of the residence built thereon, except open porches, shall not be built or extend within (40) feet from the front lot line that the lot hereby conveyed shall not within a period of (10) Ten years from this date, be used for business apartment house or any other the residence purposes that only one residence shall be built on one lot; that no part of the lot hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent commonly known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot hereby conveyed shall not be considered as a breach of the condition hereof. Any violation of the foregoing conditions and restriction by the grantee his heirs or assigns, shall work a forfeiture to all title in and to and are hereby made obligatory upon the party of the second part his heirs and assigns forever.

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 party of the first part for herself and for her heirs, executors or administrators, do hereby covenant, promise and agree to and with said part V 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments of whatsoever nature and kind, EXCEPT Special assessments hereafter to mature.

INTERNAL REVENUE

\$ 250

Cancelled

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

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

Sarah E. Dixon

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, C.E. Hart

a Notary Public in and for said County and State on this 2nd day of June 1922, personally appeared

Sarah E. Dixon a single woman and

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 the official seal the day and year last above written.

My commission expires Aug. 21, 1924 (SEAL) C.E. Hart Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 3rd day of June 1922, at 12 o'clock - M.

Book 400, Page 341

Chas. Haley

Deputy.

(SEAL) O.D. Lawson

County Clerk.