

COMPARED

THIS INDENTURE, Made this 3rd day of July A. D. 1922 between

Theodore Cox and his wife Bessie W. Cox.

of Tulsa County, in the State of Oklahoma, party of the first part, and

D.H. Boultt and Effie C. Boultt party of the second part.

WITNESSETH: That in consideration of the sum of One dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, said part 1st of the first part, do by these presents, grant, bargain, sell and convey unto said part 1st of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Fourteen (14) and the South Twelve and one half (12½) feet, Lot Fifteen (15) in Block Five (5) Ridgewood Addition to the city of 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 \$10,000.00 Ten Thousand 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 Forty (40) feet from the front lot line that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business apartment house or any other than residence purposes; that only one residence shall be built on the above described property that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the buildings of a servants house to be used only the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restrictions by the grantee their heirs or assigns shall work a forfeiture to all title in and to and are hereby made obligatory upon the parties of the second part, their heirs and assigns, forever, together with all and singular the hereditaments and appurtenances hereunto belonging.

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 Theodore Cox and his wife Bessie W. Cox. heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 1st 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

General taxes for the year 1922 and except for special assessments which are not now delinquent and except for a five-foot easement as set forth in the dedication of said addition.

INTERNAL REVENUE

\$ 3.00

Cancelled

and that they will warrant and forever defend the same unto the said part 1st of the second part, their heirs and assigns, against said part 1st 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 1st of the first part has hereunto set their hand the day and year first above written.

Theodore Cox

Bessie W. Cox

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd

day of July 1922, personally appeared

Theodore Cox

Bessie W. Cox his wife,

to me known to be the identical person 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

Witness my hand and the official seal the day and year last above written. hereunto set my hand and affixed my notarial seal the day and year last above written. Jan 30, 1926 (SEAL) T.M. Hollister

My commission expires Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 6th day of July 1922, at 2:20 o'clock P. M.

Book 401, Page 114

F. Delman

(SEAL) O.D. Lawson

Deputy.

County Clerk.