

The New-Boston, 1911 & 1912 Co. Standard, 1911

THIS INDENTURE, Made this 14th 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
Jennie Moffitt 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 2nd
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 Eighteen (18) and the North Twelve and one half (12½) feet of Lot Seventeen
(17) in Block Five (5) in 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 Ten Thousand dollars, (\$10,000.00) 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 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 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 by the servants of the owners of the
lots hereby conveyed shall not be considered as a breach of the condition hereof.
Any violation of the foregoing conditions and restriction by the grantee, her 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, her heirs and assigns, forever together
with all and singular the hereditaments and appurtenances hereunto belonging.

INTERNAL REVENUE

350

Cancelled

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 their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd 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 and Special taxes for the year 1922.

and that they will warrant and forever defend the same unto the said part 2nd of the second part, her
said part 2nd 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 have hereunto set their hand & the day and year first above written.

Theodore Cox

Bessie W. Cox

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, T.M. Collister, a Notary Public in and for said County and State on this 14th
day of July 1922 personally appeared

Theodore Cox and Bessie W. Cox 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 Jan 30 1926 (SEAL) T.M. Collister Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 14th day of July 1922, at 4:15 o'clock P.M.

Book 401, Page 199

F. Delman

Deputy.

(SEAL) O. D. Lawson

County Clerk.