

of the front lot line or closer than 15 feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety feet of the front lot line or within twenty-five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person of African descent known as negroes; provided, however, that the building of 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 condition hereof; John T. Kramer and Amelia Kramer his wife do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all the following described real estate, situated in the county of Tulsa, State of Oklahoma, to-wit: Lot seven (7), Block One (1), in Maple Heights Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of Register of Deeds within and for Tulsa County, Oklahoma.

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

And said John T. Kramer and Amelia Kramer, his wife for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents 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; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever special (assessments not now due.) and that they WILL WARRANT AND FOREVER DEFEND THE SAME unto the said party of the second part his heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

John T. Kramer

Amelia Kramer

STATE OF OKLAHOMA,)
) SS.
COUNTY OF TULSA.)

On this the 12th day of June, 1922, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared John T. Kramer and his wife, Amelia Kramer, 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, and for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

My commission expires February 24, 1923 (SEAL) M. Hughes, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, June 14, 1922 at 8:00 o'clock A. M.
in Book 406, page 154

By Chas. Haley, Deputy

(SEAL)

O. D. Lawson, County Clerk