

203990 C. J.

COMPARED

WARRANTY DEED

INTERNAL REVENUE

\$ 65.00

THIS INDENTURE, Made this 3d day of July A. D. 1922; between John T. Kramer and Amelia Kramer, his wife of Tulsa county, in the state of Oklahoma, of the first part, and H. E. Hanna of the second part.

WITNESSETH, that the said part-----of the first part, in consideration of the sum of Six Thousand Five Hundred (\$6,500.00) and 00/100 DOLLARS, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantors herein by accepting this deed assents and agrees; That the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$7500.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that two residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within -----feet of the front lot line or closer than -----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 knowns 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 conditions 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 Two (2), Block Two (2) 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 themselves 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 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, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances of what nature or kind soever Except: all special assessments which are not now due and delinquent, 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 whosoever 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

ACKNOWLEDGEMENT.

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

On this 3d day of July, A. D. 1922, before me, the undersigned, a Notary