

feet of the property line adjoining any street on which said property fronts, and no out-building shall be erected on said premises within seventy feet from the front of the lot, or within fifty feet of any side street; that said premises shall never be conveyed to or occupied by persons of African descent, known as negroes, (provided, however that this shall not prevent negroes from occupying servants' quarters on said premises); that no permanent construction shall be built within three feet of the back or side property line of said premises, where sewers, gas mains, water mains, telephone or electric light lines may be located; that no bill-boards or other means of advertising shall ever be erected or located upon said premises; that no residence shall be moved from other premises and permanently located on the premises herein described; do by these presents, grant, bargain, sell and convey unto said parties 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 Two (2) in Block Two (2) in SUNSET PARK ADDITION to the City of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the 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 anywise appertaining forever.

And said Lionel E. Z. Aaronson and Cynthia T. Aaronson, for themselves, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents 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 un-incumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever ----- and that they will warrant and defend the same unto the said parties of the second part, their 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 taxes and special assessments, now now delinquent shall be paid by parties of the second part.

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

Lionel E. Z. Aaronson

Cynthia T. Aaronson

STATE OF OKLAHOMA)
TULSA, COUNTY) SS;

BE IT REMEMBERED, that on this the 4th day of April 1921, before me the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared Lionel E. Z. Aaronson and Cynthia T. Aaronson, his wife, 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, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the day and year last above written.

My commission expires Aug. 22, 1922

(SEAL)

Vivian E. Gahagan, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, June 7, 1922 at 3:00 o'clock P. M.

in Book 406, page 59

By Chas. Haley, Deputy

(SEAL)

O. D. Lawson, County Clerk