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COMPARED

WARRANTY DEED

INTERNAL REVENUE

\$ 200

Cancelled

THIS INDENTURE, Made this 25th day of June. A. D. 1922, by and between Western Realty Company, of Tulsa, Oklahoma, hereinafter called the party of the first part, and C. I. Larsen and S. E. Byrd, hereinafter called the parties of the second part.

WITNESSETH, That the said parties of the first part in consideration of the sum of Fifteen Hundred and no/100 Dollars, (\$1,500.00) the receipt of which is hereby acknowledged, (and the further consideration and as a condition for this deed to which the parties of the second part by accepting this deed assent and agree, to-wit: that the lot or lots hereby agreed to be conveyed shall not within a period of twenty (20) years from this date be used for any other than residence purposes; only one residence designated for the occupancy of one family shall be erected on each lot; no residence shall cost less than \$7,500.00, including subsidiary buildings and improvements constructed on the lot or lots hereby conveyed; no buildings or any part thereof, except steps or entrances or approaches without roof, shall be built or extended within 40 feet of the front lot line or closer than XXXX feet of the side street line, and no garage, servants' house or other subsidiary building shall extend within ninety feet of the front lot line or within XXXX feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descendants known as negroes; provided however, that the buildings of a servant's house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be a violation of the last restriction hereinabove written; that the house to be erected on this lot shall not be less than two stories; and any violation of these restrictions or any one thereof shall work a forfeiture of the lands herein conveyed unto the grantors herein, their heirs, administrators or executors. DO BY THESE PRESENTS grant, bargain, sell and convey unto said parties of the second part, their heirs or assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lot Two (2) in Block Eleven (11) in Riverside Drive Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof now on file in the office of the County Clerk (exofficio 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 the said party of the first part for itself and its heirs, executors and administrators, does hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents it is lawfully seized in its 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 and assessments and incumbrances of whatsoever nature or kind, except general taxes for the year 1920 and years subsequent thereto, and special assessments which are not now due; and that they will warrant and forever defend the same unto the said parties of the second part, their heirs and assigns, against said party of the first part, its heirs, administrators, executors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same, except the special assessments, and the taxes above mentioned.

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