

shall be erected to cost less than Ten Thousand Dollars (\$10,000.00); that the residence to be erected on said premises shall front the street on which the lot fronts and no building or part thereof, including porches, shall be erected on said premises within thirty feet of the property line adjoining any street on which said property fronts, and no outbuilding 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 of side property line of said premises, where sewers, gas mains, <sup>water mains</sup> 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:

A parcel of ground described as follows; Beginning at the Southeast corner of Lot Eight (8) in Block Six (6) Sunset Park Addition to the city of Tulsa, Oklahoma, according to the recorded plat of said Addition, duly recorded in the office of the Register of Deeds within and for Tulsa County, Oklahoma; Running thence in a Northerly direction and along the East line of said Lot Eight a distance of One Hundred Forty-Three and forty-seven hundredths feet (143.47) or to the Northeast corner of said Lot eight, thence in a Northwesterly direction along the North line of said Lot eight a distance of Forty-two and a half feet (42½), thence in a Southwesterly direction a distance of One Hundred Sixty feet (160) or to the South line of said Lot eight, thence in an Easterly direction and along the South line of said Lot eight a distance of Seventy-five feet (75) to the place of beginning.

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 an 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 of 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 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.

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

Lionel E. Z. Aaronson.

Cynthia T. Aaronson.

BE IT REMEMBERED; that on this the 23rd, day of June, 1922, before me, the undersigned,