

208424 GH

COMPARED

WARRANTY DEED.

INTERNAL REVENUE

\$ 200

Cancelled

This Indenture Made this 23rd day of August A.D. 1922 between John H. Miller, Trustee, of Tulsa County, in the state of Oklahoma, of the first part, and Robert E. Adams of the second part.

WITNESSETH: That the said party of the first part in consideration of the sum of One Thousand Seven Hundred Fifty and no/100ths and dollars, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantor 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 \$6000.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed that one 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 25 feet of the front lot line or closer than 10 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 conditions hereof; party of the second part is granted privilege of building another house on rear of lot facing north, 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 One (1) Block Four (4) in Edgewood Place 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 anywise appertaining forever. And said John H. Miller Trustee for his heirs, executors or administrators does hereby covenant promise and agree to and with said party of the second part, that at the delivery of these presents that he is lawfully seized in his 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 and that he will warrant and forever defend the same unto the said party of the second part his heirs and assigns, against said party of the first part his 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 party of the first part has hereunto set his hand the day and year first above written.

John H. Miller Trustee