

COMPARED

INTERNAL REVENUE

218996 GH

GENERAL WARRANTY DEED.

\$ 2.00

Cancelled

THIS AGREEMENT, Made this 5th day of January, 1923 between John H. Miller Trustee of Tulsa, Oklahoma, party of the first part, and Clara M. Hickerson and Ida M. Shackleton party of the second part.

WITNESSETH: That in consideration of the sum of One dollar and other valuable considerations dollars- the receipt of which is hereby acknowledged, said party of the first part does by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot 15 in Block 4 Edgewood Place

Addition to the city of Tulsa, Oklahoma

according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

The said John H. Miller, on his behalf as Trustee, and on behalf of the following persons, A Gianakos and Moto Gianakos his wife, of Pittsburg Pa. Peter G. Caravasios and Marika Caravasios, his wife, of Wheeling West Virginia and James G. Bereolos and Phillepia Bereolos his wife, of Kankakee Illinois; and William G. Caravasios and Cecilia Caravasios his wife of Wheeling West Virginia does hereby covenant, promise and agree to and with the said party of the second part, 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 and discharged and encumbered of and from all former and other grantees, titles, charges estates judgments taxes, assessments and encumbrances of whatever nature and kind Except general taxes for the year 1923, and except for special assessments which are not due and delinquent and that he, as Trustee, will warrant and forever defend the same unto the party of the second part, his heirs and assigns, against said party of the first part, his heirs, except for general taxes for 1923, and subsequent years, and except for special assessments not now delinquent, and all the covenants and warranties set forth in the Deed of Trust to first party herein dated December, 1919, filed for record with the County Clerk of Tulsa County, Oklahoma on February, 10, 1920, and signed by A. Gianakos and Moto Gianakos his wife, Peter G. Caravasios and Markia Caravasios his wife William G. Caravasios and Cecilia Caravasios his wife and James G. Bereolos and Phillepia Bereolos his wife shall inure to the Second party herein his heirs and assigns.

This conveyance is given subject to the following conditions and restrictions, perpetual if not otherwise specified. That no residence shall be erected thereon costing less than \$6000.00 inclusive of subsidiary buildings and improvements on such lot that no buildings or any part thereof, except steps or entrance approach without roof, shall be built or extended within twenty-five (25) feet from the front lot line; or within ten (10) feet from side street line; that the lot or lots hereby conveyed shall not within a period of ten (10) years from this date be used for any other residence; that only one residence shall be built on one lot provided, however, that on corner lots more than one residence may be erected if consent thereto is inserted in the conveyance of such lots; 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 commonly known as negroes except that