

within 40 feet of the front lot line or closer than 30 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 60 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 descent known as negroes; provided however, that the buildings of a servants 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 houses to be erected on this lot shall be not 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 grantor herein, its successors and assigns.

DOES BY THESE PRESENTS grant, bargain, sell and convey unto said party of the second part, his heirs or assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit: Lot 7 and the west 17.33 feet of Lots in Block 10, 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 (ex-Officio 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, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part <sup>that</sup> ~~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 unincumbered of and from all former and other grants, titles, charges estates, judgments taxes and assessments and incumbrances of whatever nature and 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 party of the second part, his heirs and assigns, against said party of the first part, its successors and 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 party of the first part has caused these presents to be executed by its president and its <sup>Corporate seal affixed attested by its</sup> Secretary this 25th day of January, 1923.

Western Realty Company

Attest: (Corp Seal)

By C. B. Wrightsman President.

C. F. Robertson,  
Secretary.

State of Oklahoma, )  
County of Tulsa, ) ss. Before me A. J. Reinke a Notary Public in and for said  
County and State, on this 25th day of January, 1923; personally appeared C. B. Wrightsman to me known to be the identical person who executed the within and foregoing instrument on behalf of Western Realty Company, as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.