

207745 O. J. COMPARED WARRANTY DEED

THIS INDENTURE, Made this 23rd day of June, A. D., 1922, between LIONEL E. Z. AARONSON and CYNTHIA T. AARONSON, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and PATRICK MCANDREW, of the second part.

WITNESSETH: that the said Parties of the first part in consideration of the sum of THREE THOUSAND & NO/100 DOLLARS, (\$3,000.00) in hand paid, receipt whereof is hereby acknowledged, and further in consideration of the following covenants, which are a condition of this deed, and to which party of the second part, his heirs, executors or administrators by accepting the deed, consents and agrees to keep inviolate, to-wit:

That the premises described herein shall not be used for other than residence purposes for a period of ten years from this date, and no duplex house, flat or Apartment shall be erected thereon during said period; that only one residence, (except necessary outbuildings and servants quarters), shall be erected on said premises; that no residence including garage and servants quarters shall be erected on said premises 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 or side property line of said premises, where sewers, gas mains, water mains, 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 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:

A parcel of ground described as follows: Beginning at the Southwest corner of Lot Four (4) in Block One (1), 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 a distance of sixty (60) feet, running thence in an Easterly direction and parallel to the South line of Twenty-first (21st) Street a distance of One Hundred Eighty-seven (187) feet or to the West line of Cincinnati Avenue, running thence in a Southwesterly direction along the West line of Cincinnati Avenue a distance of Sixty-nine and Fourteen Hundredths feet (69.14) or to the Southeast corner of the said Lot Four (4), running thence in a Westerly direction along the South line of Lot Four (4) a distance of One Hundred Fifty and Seventy-seven (150.77) Hundredths feet or to the Southwest corner of said lot Four (4) 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

INTERNAL REVENUE

\$ 3.00

Cancelled

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