

206975

C.M.J.

COMPARED

WARRANTY DEED.

INTERNAL REVENUE

\$ 2.50

Cancelled

THIS INDENTURE, Made this 14th day of August, A.D. 1922, between LIONEL E.Z. AARONSON and CYNTHIA T. AARONSON, his wife, of Tulsa County, in the State of Oklahoma, ~~in the State of Oklahoma~~, of the first part, and L. E. Smith of the second part.

WITNESSETH: That the said parties of the first part in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, 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, consent and agree 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 shall be erected on said premises to cost less than \$10,000.00, that the residence to be erected on said premises shall front the street in 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 five 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 upon said party 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:

All that part of Lot One (1) in Block Two (2) in Sunset Park Addition to the City of Tulsa, lying Northerly from a straight line drawn from the center of the easterly line of said lot to the center of the westerly line of said lot, more particularly described as follows: Beginning at the northeast corner of said lot, running thence in a southeasterly direction along the east line of said lot a distance of sixty (60.33) and 33/100 feet, thence in a southwesterly direction a distance of one hundred thirty-five (135) feet or to the west line of said lot, thence in a northwesterly direction a distance of seventy-six (76) feet to the northwest corner of said lot, thence in an easterly direction and along the line of said lot a distance of one hundred thirty-eight and 6/10 feet (138.6) to the point of beginning, the northerly one-half of Lot one (1) in Block Two (2) Sunset Park, a subdivision of land, now an Addition, to the city of Tulsa, 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.