

This Indenture, Made this 31st day of October, A. D. 192 2, between
Omer K. Benedict and his wife Mae W. Benedict
of Tulsa County, in the State of Oklahoma, party of the first part and
Mary R. Putnam party of the second part.

Witnesseth: That in consideration of the sum of \$3,000.00 Three Thousand and no/100

DOLLARS.
the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma to-wit:

The North-forty five (45) feet of Lot Seventeen (17) and the South Five (5) feet of Lot Eighteen (18) in Block Sever (7) Ridgewood addition to the city of Tulsa Tulsa County Oklahoma according to the recorded plat thereof. This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon less than two stories in height, costing less than Ten Thousand dollars, (\$10,000.00 inclusive of other subsidiary buildings and improvements on such lot, that the main portion of the residence built thereon, except open porches, shall not be built or extend within forty (40) feet from the front lot line, that the lot hereby conveyed shall not, within a period of ten (10) years from this date, be used for business apartment house or any other than residence purposes; that only one residence shall be built on one lot that no part of the lot hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot hereby conveyed shall not be considered as a breach of the conditions hereof. Any violations of the foregoing conditions and restrictions by the grantee her heirs or assigns, shall work a forfeiture to all title and to said lot and are hereby made obligatory upon the party of the second part her heirs and assigns forever.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to Omer K. Benedict and his wife Mae W. Benedict their

And said heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

INTERNAL REVENUE

3.00

and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns against said party of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said party of the first part ha ve hereunto set their hand s the day and year first above written.

Omer K. Benedict

Mae W. Benedict

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Harry D. Wilborn a Notary Public, in and for said County and State on this 1

day of Nov. 192 2, personally appeared

Omer K. Benedict

and Mae W. Benedict

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they

executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires May 27, 1924 (SEAL) Harry D. Wilborn Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 16th day of Nov., 192 2, at 8:30 o'clock 4 M.

Book No. 422, Page No. 490 (SEAL) O. D. Lawson County Clerk.
F. Delman Deputy.