

COMPARED

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214815- C.M.J.

WHEREAS, on the 8th day of April, 1911, The New State Investment Company, a corporation, organized under the laws of the State of Oklahoma, party grantor, executed and delivered to the Colonial Trust Company, a corporation of the City of Tulsa County of Tulsa, and State of Oklahoma, as Trustee, a Warranty Deed to the property therein described; said deed being of record in the office of the Register of Deeds of Tulsa County, Oklahoma, in Book 101, page 555, of the deed records of said County, references being hereby had to said deed for further description of the property thereby conveyed.

WHEREAS, in said deed the party grantor, covenanted and agreed to warrant and defend the title to said property, and every part and parcel thereof, to and unto all persons, firms or corporations to whom the said Colonial Trust Company, its successors or assigns, may as such Trustee, convey the same, against the claims of all persons whomsoever, and did in said deed, ratify and confirm all acts which the said Trust Company might do thereunder.

And Whereas, by virtue of the authority vested in it under said deed, the said Colonial Trust Company, replatted said land so conveyed to it by the above mentioned deed of trust as Forest Park Addition, the reamended plat of said Addition being recorded in Book 2, Page 43, of the plat records of Tulsa County Oklahoma, in the office of the Register of Deeds of said County, on the 8th day of April, 1922, at 11:20 o'clock A.M.

NOW THEREFORE, this indenture made this 31st day of January, 1914, between the Colonial Trust Company, as such Trustee, party of the first part, in pursuance of the powers conferred upon it by said deed of trust, and Emma Roffman of St. Louis Missouri, party of the second part:

WITNESSETH: That for and in consideration of the sum of Three Hundred & No/100 Dollars, the receipt of which is hereby acknowledged, the party of the first part, as such Trustee, has granted, and bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, the following described real property, lying and situate in the Forest Park Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

Lots Thirteen (13) and Fourteen (14) Block Seven (7) in said Forest Park Addition to Tulsa, Oklahoma,

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD THE same unto the said party of the second part, her heirs and assigns, forever, provided always that this grant and the covenants herein contained, are subject to a condition and reservation binding upon the parties, their heirs or assigns, that neither the party of the second part, nor her heirs, executors, administrators or assigns, or any person claiming under her, shall ever sell or rent said property, or any part thereof, to a negro or any person of African descent; but this provision shall not be construed to prohibit the erection and use of such servant houses or houses thereon as shall be necessary to be used in connection with any residence erected on said premises for white persons.

Should the party of the second part, her heirs, executors, administrators or assigns, or any other person claiming under her violate any of the provisions hereof, the title to the said property shall revert to and revest in the first party.

The party of the first part covenants and agrees with the party of the second part that the covenants of warranty and all covenants and agreements by the said party