

and encumbrances, of whatever nature and kind, except general taxes for the year 19- and except for special assessments which are not due and delinquent and that he, as Trustee, will warrant and forever defend the same unto the parties of the second part, their heirs and assigns, against said party of the first part, his heirs and assigns, except for general taxes for 19-, and subsequent years, and except for special assessments not now delinquent, and all the covenants and warranties set forth in the Deed of Trust to first party herein dated December 19th, 1919, filed for record with the County Clerk of Tulsa County, Oklahoma, on February 10th, 1920, and signed by A. Gianakos and Mote Gianakos, his wife, Peter G. Caravasios and Markia Caravasios his wife, William G. Caravasios and Cecilia Caravasios, his wife, and James G. Bereolos and Phillepia Bereolos, his wife, shall inure to the second parties herein, their heirs and assigns.

This conveyance is given subject to the following conditions and restrictions, perpetual if not otherwise specified: That no residence shall be erected thereon costing less than \$4000.00, inclusive of subsidiary buildings and improvements on such lot; that no buildings or any part thereof, except steps or entrance approach without roof, shall be built or extended within twenty-five (25) feet from the front lot line; or within ten (10) feet from a side street line; that the lot or lots hereby conveyed shall not within a period of ten (10) years from this date be used for any other residence purposes; that only one residence shall be built on one lot; provided, however, that on corner lots more than one residence may be erected if consent thereto, is inserted in the conveyance of such lots; that no part of the lot or lots 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 or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restrictions by the grantee, his heirs or assigns, shall work a forfeiture of all title in and to said lot or lots and the above conditions and restrictions shall extend to and are hereby made obligatory upon the parties of the second part, their heirs and assigns, forever together with all and singular, the hereditaments and appurtenances hereunto belonging. By the acceptance of this deed the second parties irrevocably consents to all the foregoing conditions and restrictions.

IN WITNESS WHEREOF, The party of the first part has hereunto set his hand and seal on the day and date first above written.

John H. Miller (Trustee)

STATE OF OKLAHOMA, )  
County of Tulsa. ) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of November, 1920, personally appeared John H. Miller, Trustee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

(Seal)

Fay L. Ellis

My commission expires April 24, 1926.

Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Nov. 25, 1922, at 10:50 o'clock A.M. and recorded in Book 426, Page 252.

By F. Delman, Deputy. (Seal)

O. D. Lawson, County Clerk.