

INTERNAL REVENUE

212926 C. J.

COMPARED

WARRANTY DEED

\$ 600

THIS INDENTURE, Made this first day of November 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 IDA CONAWAY AND LOREN CONAWAY, her husband, of the second part.

Fifty WITNESSETH: That the said Parties of the first part in consideration of the sum of *Fifty* Five Hundred Fifty Six DOLLARS, 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 parties of the second part, their heirs, executors and 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 \$15,000.00; that the residence to be erected on said premises shall be two (2) stories and front the street on which the lot fronts and no building or part thereof, including porches, shall be erected on said premises, within twenty (20) 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 present, grant, bargain, sell and convey unto said parties 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: Lot Four (4) in Block Ten (10) in SUNSET PARK ADDITION to the City of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the Register of Deeds within and for Tulsa County, 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.

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 said parties of the second part, that at the delivery of these presents they are 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, discharged and un-incumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever except special and general taxes falling due after this date, and that they will warrant and defend the same unto the said parties of the second part, their heirs and assigns, against said parties of the first part, their heirs administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All taxes and special assessments, not now delinquent, shall be paid by parties of the second part.

IN WITNESS WHEREOF, said parties of the first part have hereto set their hands.