

Attest; J. C. Leonard
Secretary

(CORPORATE SEAL)

LEONARD AND BRANIFF

By T. E. Braniff
President

STATE OF OKLAHOMA, Oklahoma COUNTY, ss.

Before me, a Notary Public in and for said County and State, on this 23rd day of October, 1922, personally appeared T. E. Braniff to me known to be the president of Leonard and Braniff, a corporation, and the identical person who signed the name of the maker thereof, viz; Leonard and Braniff, a corporation, to the within and foregoing instrument, as its president, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and seal of office hereto affixed within said County and State, the day and year herein last above written.

My Commission expires October 19, 1926

(SEAL) Louise Humphrey, Notary
Public

Filed for record in Tulsa County, Tulsa Oklahoma, Nov 9, 1922 at 2:00 o'clock P. M.
in Book 427, page 350

By F. Delman, Deputy

(SEAL) O. D. Lawson, County Clerk

213513 C. J. **COMPARE** W A R R A N T Y D E E D INTERNAL REVENUE
KNOW ALL MEN BY THESE PRESENTS:

THAT E. J. Brennan and Jennie E. Brennan, husband and wife parties of the first part in consideration of the sum of One Dollar and other good and valuable considerations DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Leon H. Stuart grantee, party of the second part, the following described real property and premises, situated in the City of Tulsa, State of Oklahoma, to wit:

Lot Five (5) in Block Three(3) in Brookside addition to the City of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the County Clerk of Tulsa County, Oklahoma, together with all the improvements thereon and appurtenances thereunto belonging;

TO HAVE AND TO HOLD SAME AND WARRANT THE TITLE thereof unto the said party of the second part his, heirs and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; subject, however, to the following conditions, to be in force and effect for ten years from the date of the execution of this instrument; that the said premises shall not, nor shall any part thereof be used to erect or maintain thereon any duplex or apartment house, factory or business building nor any other non-private residential structure, except such incidental or subsidiary buildings as are ordinarily used on private residential premises; that no residence that shall cost less than \$10,000.00, including subsidiary buildings and improvements, shall be built on said premises hereby conveyed; that not more than one residence shall be built on any one of said lots; that no building or any part thereof except steps or entrance approach without roof shall be built or extend within forty feet of the front line or closer than twenty feet of the side street line; and no garage, servant's house or other subsidiary buildings shall extend within seventy feet of the front line or within twenty feet of the side street line;

That no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person of African descent, known as negroes; provided however,