

Cook County, State of Illinois, on November 14, 1922, personally appeared Walker O. Lewis, Trustee, to me known to be the identical person who executed the within above 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.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in said County and State November 14, 1922.

My Commission Expires Nov. 20, 1925

(SEAL) William R. Lindrum, Notary Public
Cook County, Illinois

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 18, 1922 at 2:30 o'clock P. M.
in Book 427, page 595

By F. Delman, Deputy

(SEAL) O. D. Lawson, County Clerk

214168 C. J.

COMPARED

GENERAL WARRANTY DEED

THIS INDENTURE, made this 20th day of April A. D. 1921, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma, of the first part and W. S. Jordan of the second part.

WITNESSETH, That in consideration of the sum of four Hundred DOLLARS the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate situate in the County of Tulsa, State of Oklahoma, to-wit:

Lot Twenty-two (22), Block Five (5)
in Exposition Heights Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the Office of the County Clerk, in and for Tulsa County, Oklahoma, being a sub-division of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section Eight (8), Township 19 North, Range 13 East.

And the said party of the second part as a further consideration and condition of this deed, assents and agrees by acceptance thereof, as follows: that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed; that no building, or any part thereof, except porch, steps, or entrance approach, shall be built or extend within thirty-five feet of the front lot line; that no part of this lot or lots hereby conveyed shall ever be sold or rented to or occupied by any person of African descent; provided, however, that the building of a servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing conditions and restrictions by the party of the second part his heirs or assigns shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, his heirs and assigns forever, together with all and singular, the hereditaments and appurtenances therunto belonging, and the title thereupon reinvost in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partnership or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and to the land or premises herein conveyed.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements and