

My commission expires July 15, 1926 (SEAL) Troy L. Powell, Notary public  
 Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 28, 1922 at 4:10 o'clock P. M.  
 in Book 427, page 535

By T. Delman, Deputy (SEAL) O. D. Lawson, County clerk

215039 C. J.

WARRANTY DEED

INTERNAL REVENUE

THIS INDENTURE, Made this 27th 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 Katharine B. Williams and S. M. Williams, Jr. her husband  
 of the second part.

WITNESSETH: That the said Parties of the first part in consideration of the  
 sum of Forty five Hundred no/100 DOLLARS in hand paid, receipt whereof is hereby ack-  
 nowledged, 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 or adminis-  
 trators 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 thirty 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 pre-  
 mises 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 resi-  
 dence 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 Five (5) in Block Fifteen  
 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 fall-  
 ing due after this date and that they will warrant and defend the same unto the said