

of the first part, and David H. Ashton, party of the second part.

Witnesseth! That, in consideration of the sum of Two thousand five hundred and no/100 dollars, the receipt of which 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, situated in the County of Tulsa, State of Oklahoma, to-wit:

East One hundred and forty feet, lot twenty two in Block one (1) Ridgewood addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever,

The said Theodore Cox and his wife Bessie W. Cox, S. W. Parish and his wife Katherine H. Parish, and Nettie F. Castle and her husband R. W. Castle, do hereby covenant, promise and agree to and with the said party of the second part, at the delivery of these presents that 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements taxes, assessments and encumbrances, of whatsoever nature and kind, except general taxes for the year 1922, and except for special assessments which are not now delinquent and except for a five-foot easement as set forth in the Dedication of said Addition, and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns, against said parties of the first part.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon less than two stories in height, costing less than (\$7,500.00) Seven thousand five hundred dollars, inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within forty (40) feet from the front lot line, that the lot or lots hereby conveyed shall not, within a period of ten (10) years from ^{this} date, be used for business, apartment house or any other than residence purposes. that only one residence shall be built on one lot; 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 conditions hereof. Any violations of the foregoing conditions and restrictions by the grantee, his heirs or assigns, shall not work a forfeiture to all title in and to and are hereby made obligatory upon the party of the second part, his heirs and assigns, forever, together with all and singular, the hereditaments and appurtenances hereunto belonging.

In witness whereof, the parties of the first part have hereunto set their hands, and seals on the date first above given.

Theodore Cox,
Bessie W. Cox,
S. W. Parish

Katherine H. Parish,
By Walter W. Shaw, her attorney-in-fact.

Nettie F. Castle,
R. W. Castle

State of Oklahoma)
Tulsa County) ss

Before me, Josephine Ball, a Notary Public in and for the said County and State, on this 18th day of September, 1922, personally appeared Theodore Cox,