

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.

Witness my hand and official seal the day and year last above written.
My commission expires April 3, 1923. (SEAL) Lois Greene, Notary Public.
Filed for record in Tulsa County, Okla. on Oct. 16, 1922 at 4:50 P.M. and duly
recorded in book 428 - page 480 - By F. Delman, Deputy. (SEAL) O.D. Lawson, County
Clerk.

211394 - BH

COMPARED

WARRANTY DEED.

INTERNAL REVENUE

\$ 100

Cancelled

This indenture, made this 18th day of October, A. D. 1922, between G.C. Packard and Lula B. Packard, his wife, of Fort Smith, Arkansas, of the first part, and Eunice Cory of the second part.

Witnesseth: The said parties of the first part, in consideration of Six Hundred and no/100 dollars, the receipt of which is hereby acknowledged, do by these presents, ^{grant,} bargain, sell and convey unto the said party of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, and State of Oklahoma, to-wit: Lot 22, B-1 in East Highland, an addition to the City of Tulsa County Oklahoma, according to the duly recorded plat of same.

To have and to hold the same, together with all and singular the tenements, herditaments and appurtenances thereunto belonging or in any wise appertaining forever. And I, the said G. C. Packard for myself and for my heirs, administrators and assigns, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents I was lawfully seized in my own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, title, charges, judgements, taxes, assessments, and incumbrances of what nature and kind soever, except taxes due or that may become due, and that they will warrant and forever defend the title to the same unto said party of the second part her heirs and assigns, against said party of the first part, his heirs, successors and assigns, and all and every person whomsoever lawfully claiming or to claim the same.

It is further stipulated, agreed and understood, that the party of the second part, - heirs, executors, administrators, or assigns, shall not build any house to be used as a dwelling house or residence on said lot or lots to cost less than Three thousand and no/100 dollars. House line to be 25 feet from front property line. And it is understood, stipulated and agreed that this clause is for the benefit and protection of the grantors and of all persons who purchase lots from them in East Highland, an addition to the City of Tulsa, Tulsa County, Okla.

It is further stipulated, agreed and understood that the party of the second part her heirs, executors, administrators or assigns, shall never sell, convey, transfer, lease or rent any of the above described property to a Negro or any one of Negro descent. This is a limitation running with the land and is hereby accepted as such.

If the party of the second part, her heirs, executors, administrators or assigns shall violate any of the restrictions in this deed in any way, either the grantors herein or any owners of any real estate in East Highland, an addition to the City of Tulsa, T