

and State, on this 9th day of September, 1922, personally appeared E. E. Clulow, guardian of Moncie B. Stewart, a minor, to me known to be the identical person whose name is subscribed to the foregoing instrument, and as such guardian acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of September, 1922.

(SEAL) W. M. Robbins, Notary Public.

My commission expires Jan. 2, 1924.

Filed for record in Tulsa County, Oklahoma, on Sept. 12, 1922, at 9:40 A.M. and duly recorded in book 428 - page 86. By F. Delman, Deputy. (SEAL) O. D. Lawson, County Clerk.

208483 - BH COMPARED

WARRANTY DEED

INTERNAL REVENUE

\$ 2.00

Cancelled

Know all men by these presents: That W. A. Reynolds and Margaret Reynolds, his wife, of Tulsa County, Oklahoma, parties of the first part, in consideration of the sum of Two thousand (\$2000.00) dollars, in hand paid, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto A. L. Martin of Tulsa County, State of Oklahoma, party of the second part and heirs and assigns, the following described land, property and premises, situated in Tulsa County, State of Oklahoma, to-wit:-

Lot five (5) in Block four (4)

in Hillcrest 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.

And the said party of the second part as a further consideration 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 \$7,500.00 shall be built on the lot or lots hereby conveyed; that no building or part thereof, except steps or entrance approach without roof, shall be built or extend within twentyfive feet of the front lot line or closer than fifteen feet of the side street line, and no garage, servants house or other subsidiary buildings shall extend to within ninety feet of the front lot line or within twenty five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any persons 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 condition and restriction 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 thereto being, and the title shall thereupon reinvest 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, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And the said W. A. Reynolds and Margaret Reynolds his wife, their heirs, executors