

The First Deed of the Series & Attached to the Same

This Indenture, Made this sixth day of December, A. D. 1922, Between
Edward H. Dunn a single man, unmarried and Marshall E. Britton single man unmarried
of Tulsa County, in the State of Oklahoma, party of the first part and
Merle P. Britton party of the second part.

Witnesseth: That in consideration of the sum of Five Hundred Fifty (\$550.00) DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said party 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 One (1) in Block Two (2) in University Place Tulsa
County, State of Oklahoma according to the recorded plat thereof.
The Grantee herein, his heirs, executors, administrators, administrators and assigns
agrees to the following restrictions against the above lot and that said restrictions
run with the land to-wit: No house shall be erected on said lot costing less than
Two Thousand (\$2000.00) dollars, exclusive of the purchase price of said lot and
no house shall be erected upon said lot closer than twenty-five (25) feet to the
front line of said lot and said lot shall not be sold nor conveyed nor transferred
leased nor rented to a negro or any person of African descent.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever.

And said Edward H. Dunn and Marshall E. Britton for themselves their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

INTERNAL REVENUE
2-1-00
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns
against said party of the first part their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or
to claim the same.

In Witness Whereof, The said party of the first part have hereunto set their hand & the day and year first above written.

Edward H. Dunn

Marshall E. Britton

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this sixth
day of December, 1922, personally appeared

Edward H. Dunn a single man and Marshall E. Britton a single man who are
to me known to be the identical person & who executed the within and foregoing instrument and acknowledged to me that they

executed the same as their 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.

Given under Jan 6, 1923 (SEAL) Chas. N. Simon Notary Public.
My commission expires

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 6th

Book No. 429, Page No. 178

P. Nelson

day of Dec., 1922, at 2:00 o'clock PM.

(SEAL) C. L. Larson

County Clerk.

Deputy.