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The New Dispatch Printing & Engraving Co., Chicago, Ill.

This Indenture, Made this 21st day of December, A. D., 1922, between
Asa Rose and Carrie Rose his wife,
of Tulsa County, in the State of Oklahoma, party of the first part and
J.P. Byrd Jr party of the second part.

Witnesseth: That in consideration of the sum of Five Thousand (\$5,000.00)

100 DOLLARS,
the receipt whereof is hereby acknowledged, said part 100 of the first part do by these presents grant, bargain, sell and convey unto said part Y 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:
State of Oklahoma to-wit Lots One (1) and Two (2) of Asa Rose Sub-Division of Lots Eight (8) and Nine (9) in Block 28 of Park Place addition to the city of Tulsa Okla. according to the recorded plat thereof. 1. Not more than one residence shall be constructed on each 50 ft. lot. 2. Lots shall only be permanently improved for the purpose aforesaid by the construction thereon of residence which together with the permanent improvements for residence purposes, shall cost not less than \$5,000.00 3. No residence shall be constructed the front foundation of which exclusive of porches, shall extend nearer than 35 ft. to the sidewalk line and no building shall be constructed extending nearer than 10 ft. to the Pedal Street property line. 4. No stores or apartment houses shall be constructed, except however, that this provision shall not be construed to apply to 2-story Duplex houses provided same is so constructed as to disguise the fact that it is a 2 family house, 5 The property shall never be conveyed to or occupied by persons of African descent except that this shall not be construed to restrict negro servants of the owners from occupying servants quarter which may be located thereon. 6. The grantees and his or her successors in title are hereby given the same rights which the grantor may have, to enjoin during their ownership of the property, any violation of the restrictions hereby imposed. 7 This grant is made subject to the foregoing covenants and restrictions, which are to run with and bind the land for a period of ten years from this date.

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 Asa Rose and Carrie Rose his wife parties of the first part, and their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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.

General taxes for 1922.

INTERNAL REVENUE
5
Cancelled

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns against said part 100 of the first part, the ir heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part ies of the first part ha ve hereunto set their hands the day and year first above written.

Asa Rose

Carrie Rose

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 21st day of December, 1922, personally appeared
Asa Rose and Carrie Rose his wife,

to me known to be the identical person s 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

My commission expires Sept. 23, 1924

(SEAL) Jessie I. Hastings, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 21st day of Dec., 1922, at 2:35 o'clock P M.

Book No. 429, Page No. 333

(SEAL) O. D. Lawson County Clerk.

F. Delman

Deputy.