

This Indenture, Made this 16th day of December, A. D. 1922, between

Murray D. Russell and Lucile D. Russell his wife and W. N. Sill and Harriette G. Sill  
his wife,

of Tulsa County, in the State of Oklahoma, party of the first part and

Gerald F. Benedict

party of the second part.

Witnesseth: That in consideration of the sum of Three Thousand Six Hundred and no hundreds

DOLLARS,

the receipt whereof is hereby acknowledged, said party 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:

All of Lot Number Five (5) of Russell & Sill re-Subdivision  
of Lots Fifteen and Sixteen (15 & 16) in Block Number Twenty  
eight (28) Park Place Addition to the City of Tulsa Tulsa  
County, Oklahoma according to the recorded plat thereof.

INTERNAL REVENUE

\$ 4.00

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 Murray D. Russell and Lucile D. Russell and W. N. Sill & Harriette G. Sill  
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 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Following Building Restrictions which are covenant and run with the property for a period of ten years This lot is restricted for resident purposes only said residence shall be a full two story design and cost not less than sixty five Hundred (\$6500.00 dollars and shall be placed not less than thirty five (35.) feet from the front line of lot, this lot is further restricted against apartment or duplex house This property is further restricted against parties of African descent except that they may occupy the servants quarters.

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 parties of the first part have hereunto set their hand the day and year first above written.

Murray D. Russell

Lucile D. Russell

W. N. Sill Harriette G. Sill

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, A. D. Viner, a Notary Public, in and for said County and State on this 16th

day of December 1922, personally appeared Murray D. Russell and Lucille D. Russell his wife and W. N. Sill and Harriette G. Sill his wife

to me known to be the identical persons 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.

My commission expires 6/19-26

(Seal) A. D. Viner

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 6th day of Jan. 1923 at 11:10 o'clock A. M.

Book No. 429, Page No.

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(Seal)

O. G. Weaver

County Clerk.

Brady Brown

Deputy.