

213613 mbh ~~COMPASS~~ GENERAL WARRANTY DEED

INTERNAL REVENUE

KNOW ALL MEN BY THESE PRESENTS:

That we, R. L. Wilder and Annie Wilder (his wife) of Tulsa, Oklahoma parties of the first part, for and in consideration of the sum of forty-five Hundred \$4500.00 & no/100 dollars, to them in hand paid, the receipt of which is hereby acknowledged, and the further consideration of the covenants and agreements hereinafter set forth do hereby grant, bargain, sell and convey unto G. G. Clote party of the second part, his heirs and assigns, the following described real estate situate in the City of Tulsa, in Tulsa County, Oklahoma, to-wit:

Lots numbered Eleven (11) and Twelve (12) in Block 8

Norvell Park Addition (Formerly Horsley Hill Addition)

an Addition to said City of Tulsa as shown by the executed plat thereof filed and recorded in the Office of the County Clerk of said County and State, and said grantors represent that said real estate is no part of their homestead or that of their family; and warrants and defends the title to the same against all lawful claims whatsoever, except unmatured installments of Special Assessments and an easement five feet wide along rear property line granted to said City of Tulsa as shown by Deed of Dedication executed and recorded.

TO HAVE AND TO HOLD said real estate and appurtenances thereunto belonging or in any wise appertaining unto said party of the second part, his heirs and assigns, forever, free, clear and discharged of and from all liens and incumbrances of whatsoever nature and kind, except as above set forth.

IT IS FURTHER COVENANTED AND AGREED by and between the parties hereto, their heirs and assigns, that said real estate for a period of ten years from April 24th, 1919, shall not be used for other than residence purposes; that only one residence shall be constructed upon any one lot; that the residence and other improvements hereafter constructed on said lot shall cost not less than \$.....; that no building or any projecting part thereof shall extend within twenty-five feet of the front property line, except entrance approaches without roof; that for a period of twenty-five years from April 24, 1919, the same shall not be sold, conveyed, leased or rented to any person of African descent, commonly called negroes, nor shall any person or persons of such descent, during said period of time, occupy the same or any part thereof, except while employed or acting as servants for the owner or lessee of said property; and that no building removed from other property nor any billboards or other means of advertising shall be located on any part thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 13 day of November, 1922.

R. L. Wilder

Annie Wilder

ACKNOWLEDGMENT

State of Oklahoma,)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, within and for said County and State, duly appointed, commissioned, qualified and acting, on this 13 day of November 1922, personally appeared R. L. Wilder, and Annie Wilder (his wife, to me personally well known to be the persons who signed the above and foregoing deed, and acknowledged to me that they signed and executed the same as their free and voluntary act and deed for the consideration, uses and purposes therein mentioned and set forth.