

STATE OF OKLAHOMA }
County of Tulsa } SS.

BE IT REMEMBERED, That on this 18 day of December in the year of our Lord one thousand nine hundred and 22, before me, a Notary Public, in and for said county and State, personally appeared G. Z. Jenkins to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires May 3, 1924 (SEAL) J. R. Clark, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 18, 1922 at 3:00 o'clock P. M. in Book 430, page 446

By F. Delman, Deputy (SEAL) O. D. Lawson, county clerk

216753 G. J. COMPARED GENERAL WARRANTY DEED.

This Indenture, Made this 6th day of December, A. D., 1922, by and between Theodore Cox and Bessie W. Cox, his wife, S. W. Parish and Katherine H. Parish, his wife, and Nettie P. Castle and her husband, R. W. Castle, all of Tulsa county, in the State of Oklahoma, parties of the first part, and Randal W. Clark, party of the second part:

WITNESSETH: That in consideration of the sum of one dollar (\$1.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto unto said party of the second part, his heirs and assigns, all of the following described real estate, situated, in the County of Tulsa and State of Oklahoma, to-wit:

Lot Fourteen (14), in Block One (1), Ridgewood Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said Theodore Cox, Bessie W. Cox, S. W. Parish, Katherine H. Parish, Nettie P. Castle and R. W. Castle, for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT general taxes for the year 1922, and except for special assessments which are not now delinquent and except for a five foot easement as set forth in dedication of said Addition.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon, costing less than Five Thousand Dollars (\$5,000.00) inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within Forty (40) feet from the front lot line; that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business apartment house, or any other than residence purposes; that only one residence shall be built on one lot; that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly know as negroes,