

Trustee will warrant and forever defend the same unto the party of the second part, his heirs and assigns, against said party of the first part, his heirs and assigns except for general taxes for 1922, and subsequent years, and except for special assessments not now delinquent, and all the covenants and warranties set forth in the Deed of Trust to first party herein dated December, 15th, 1919, filed for record with the county Clerk of Tulsa County, Oklahoma, on February 10th, 1920, and signed by A. Gianakos and Moto Gianakos, his wife, Peter G. Caravasios and Markia Caravasios, his wife, William G. Caravasios and Cecelia Caravasios, his wife, and James G. Bereolos and Phillepia Bereolos, his wife, shall inure to the second party herein, his heirs and assigns,

✓ This conveyance is given subject to the following conditions and restrictions, perpetual if not otherwise specified: That no residence shall be erected thereon costing less than \$6000.00 inclusive of subsidiary buildings and improvements on such lot, that no buildings or any part thereof, except steps or entrance approach without roof, shall be built or extended within twenty five (25) feet from the front lot line; or within ten (10) feet from a side street line; that the lot or lots hereby conveyed shall not within a period of ten (10) years from this date be used for any other residence purposes; that only one residence shall be built on one lot, provided, however that on corner lots more than one residence may be erected if consent thereto is inserted in the conveyance of such lots; 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 known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof. Any violations of the foregoing conditions and restrictions by the grantee, his heirs or assigns, shall work a forfeiture of all title in and to said lot or lots and the above conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part, his heirs and assigns forever to gether with all and singular, the hereditaments and appurtenances hereunto belonging. By the acceptance of this deed the second party irrevocably consents to all the foregoing conditions and restrictions. ✓

In witness whereof, the party of the first part has hereunto set his hand and seal on the day and date first above written.

John H. Miller, Trustee,

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of November, 1922, personally appeared John H. Miller, Trustee, 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.

My commission expires April 24, 1926.

(SEAL) Fay L. Hollis, Notary Public.

Filed for record in Tulsa County, Okla. on Nov. 22, 1922, at 4:55 P.M. and duly recorded in book 431, page 282, By F. Delman, Deputy, (SEAL) O.D. Lawson, County Clerk.

214493 - BH

COMPARED

MORTGAGE RELEASE.

Know all men by these presents: that We, the Dickinson Bros. Grain & Hay Co. in consideration of value received hereby acknowledged, full payment and complete satisfaction of a certain mortgage given by W. R. Frick and wife to The Dickinson Bros. Grain & Hay Co. for \$400.00 dated the 29th day of September, 1919, and filed for record the 29th day of October, 1919, at 4 o'clock P.M. and recorded in book 290, page