

And the Brady-Wright Addition Company, a corporation, for itself and for its successors and assigns, does hereby covenant, promise and agree^{to and} with said party of the second part, that at the delivery of these presents it was lawfully seized in its own right of an absolute and indefeasible state of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments, and incumbrances of what nature and kind soever, except taxes that may become due, and that it will warrant and forever defend the title to the same unto said party of the second part, her heirs and assigns, against said party of the first part, its successors and assigns, and all and every person whomsoever lawfully claiming or to claim the same.

It is further stipulated, agreed and understood, that the party of the second part, her heirs, executors, administrators, or assigns, shall not build any house to be used as a dwelling house or residence on said lot or lots to cost less than - - - dollars, and it is understood, stipulated and agreed, that this clause for the benefit and protection of the grantor and of all persons who purchase lots from it in Irving Place, an addition to the City of Tulsa, Tulsa County, Oklahoma.

It is further stipulated, agreed and understood that the party of the second part her heirs, executors, administrators or assigns, shall never sell, convey, transfer lease or rent any of the above described property to a Negro or any one of Negro descent. This is a limitation running with the land and is hereby accepted as such.

If the party of the second part her heirs, executors, administrators or assigns shall violate any of the restrictions in this deed in any way, either the grantor herein or any owner of any real estate in Irving Place, an addition to the City of Tulsa, Tulsa County, Oklahoma, may enforce said restrictions in any court of competent jurisdiction either by suit for injunction or to recover damages.

In witness whereof, the said The Brady-Wright Addition Company, a corporation, has hereunto caused its name to be signed and seal to be affixed this 26th day of January, A.D. 1922.

Attest:

(Corp. Seal) The Brady-Wright Addition Company.

Rex S. Walker, Secretary.

By G. N. Wright, President

State of Oklahoma)
County of Tulsa) SS

Before me, C. W. Robinson, a Notary Public, in and for said County and State, on this 27 day of Jan. A.D. 1922, personally appeared G. N. Wright President of The Brady-Wright Addition Company, to me known to be the identical person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, as the free and voluntary act and deed of the above named corporation by its President, for the uses and purposes therein set forth.

Witness my hand and seal as such Notary Public, on the day and year last above written.

My commission expires Oct. 27, 1923.

(SEAL) C. W. Robinson, Notary Public.

Filed for record in Tulsa County, Okla. on Dec. 5, 1922, at 11:30 A.M. and duly recorded in book 431, page 442, By F. Delman, Deputy (SEAL) O.D. Lawson, County Clerk.