

Filed for record in Tulsa County, Okla. on Jan. 22, 1923, at 4:10 P.M. and duly recorded in book 432, page 382, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

219798 - BH COMPARED

WARRANTY DEED.

INTERNAL REVENUE  
\$ 1.00  
Cancelled

This indenture, made this 12th, day of August, A.D. 1922 between G.S. Avery and Essie M. Avery, his wife of Tulsa County, in the State of Oklahoma, of the first part, and John H. Miller and D.C. Miller of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of one dollar and other valuable considerations, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantor herein by accepting this deed assents and agrees: that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$6000.00 including subsidiary buildings and improvements shall be built on the lot of lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach shall be built or extend within 30 feet of the front lot line or closer than \_\_\_\_\_ feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety feet of the front lot line or within twenty five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person of African descent known as negroes; provided, however, that the building or servants' house to be used only by servants of the owner or lessee of the lot of lots hereby conveyed shall not be considered as a breach of the conditions hereof; \_\_\_\_\_ do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit: Lot - an undivided two-thirds interest in lot twelve (12) in Bungalow Court, addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of the Register of Deeds within and for Tulsa County, Oklahoma.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said C. S. Avery and Essie M. Avery, his wife, for their heirs, *executors or* administrators, do hereby covenant, promise and agree to and with said parties 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, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances of what nature and kind soever, except all taxes of every nature, and that they will warrant and forever defend the same unto the said parties of the second part, their heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.