

Witnessed my hand and notarial seal the day and year above set forth.

My commission expires 7/10/1923.

(SEAL) Minnie H. Hall, Notary Public.

Filed for record in Tulsa County, Okla. on Dec. 26, 1922, at 1:15 P.M. and duly recorded in book 43E, page 49, By F. Delman, Deputy, (SEAL) O.D. Lawson, County Clerk.

217445 - BH **COMPARED**

WARRANTY DEED.

INTERNAL REVENUE

\$ 2.58

Cancelled

This indenture, made this 16th day of December, A.D. 1922, between Thomas Chestnut and Kate Chestnut, his wife of Tulsa County, in the State of Oklahoma, of the first part, and Alma R. Sutherland of the second part.

Witnesseth, that the said parties of the first part in consideration of the sum of eighteen hundred and no/100 the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grant-- 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 \$5,000.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance appr each without roof shall be built or extend within 25 feet of the front lot line or closer than - - - feet of the side street line, and no garage, servants' house or other subsidiary building shall extend within 70 feet of the front lot line or within - - - 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 of a servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof, parties of the first part do by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lot four (4) in Block two (2E) in Edgewood Drive addition to the City of Tulsa, Oklahoma, according to the original plat thereof duly recorded in the office of 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 thereto belonging or in anywise appertaining forever.

And said parties of the first part, for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents, 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 or kind soever. Except general taxes falling due after this date, and that they will warrant and forever defend to the same unto the said party of the second part her heirs and assigns, against said parties of the first part, their heirs, administrators, assigns and all and every person or person whomsoever, lawfully claiming or to claim the same. All special assessments taxes shall be paid by the party of the second part.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Witnesses:

Thomas Chestnut,
Kate Chestnut.