

herein by accepting this deed assents and agrees; that the lot 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 hereby conveyed; that one residence only shall be built on said lot; that no building or any part thereof, except steps or entrance approach shall be 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 ; 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 knowns as negroes; provided, however, that the building of 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:----- 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 sixteen (16), Block-----, in Bungalow Court Addition to the City of ⁺Tulsa, Oklahoma, according to the official 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 thereunto belonging ^{or} in any wise appertaining forever.

And said F. S. Silsby and Minnie D. Silsby for themselves and 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 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, One half of all taxes and special assessments for the year 1922 and all taxes and special assessments due or to become due, thereafter, 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.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands
the day and year first above written.

F. S. Silsby
Minnie^O/Silsby

State of Oklahoma)
COUNTY OF MUSKOGEE) ss.

On this 4th day of January A. D. 1925, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared F. S. Silsby and Winnie D. Silsby (husband and wife), to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires Mar. 7, 1925 (SEAL) Hazel Stephens, Notary public
Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 15, 1923 at 4:00 o'clock p. M. in
Book 434, page 227

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk