

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

My commission expires April 24, 1926

(SEAL) Fay L. Hollis, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 18, 1923 at 1:20 o'clock p. M. in  
in Book 454, page 279

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk

INTERNAL REVENUE

219456 C.J. COMPARED

GENERAL WARRANT DEED

\$ 1.20

THIS AGREEMENT, Made this 17th day of January, 1923 between JOHN H. MILLER, <sup>Cancelled</sup> Trustee  
of Tulsa, Oklahoma, party of the first part, and R. W. McDOWELL Parties of the second part;

W I T N E S S E T H:

THAT, In consideration of the sum of One Dollar and other valuable considerations  
the receipt of which is hereby acknowledged, said party of the first part does, by these presents,  
grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all  
of the following described real estate, situated in the County of Tulsa, State of Oklahoma,  
to-wit:

Lot One (1) in Block two (2), EDGWOOD PLACE ADDITION to the City  
of Tulsa, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, heredita-  
ments and appurtenances thereto belonging or in anywise appertaining forever.

The said John H. Miller, on his behalf as Trustee, and on behalf of the following  
persons, A. Gianakos and Moto Gianakos, his wife, of Pittsburg, Pa., Peter G. Caravasios and  
Marika Caravasios, his wife, of Wheeling, West Virginia, and James G. Bereolos and Phillepia  
Bereolos, his wife, of Kankakee, Illinois, and William G. Caravasios and Cecilia Caravasios, his  
wife, of Wheeling, West Virginia, does hereby covenant, promise and agree to and with the said  
party of the second part, at the delivery of these presents, that he is lawfully seized in his  
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 and discharged and unencumbered of and from all former and other grants, titles,  
charges, estates judgments, taxes, assessments and encumbrances, of whatever nature and kind,  
except general taxes for the year 1922, and except for special assessments which are not due  
and delinquent and that he, as 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 19th., 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 Markis Caravasios, his wife, William G. Caravasios  
and Cecilia 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, per-  
petual if not otherwise specified; That no residence shall be erected thereon costing less  
than \$3500.00, 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 with-  
in 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,