

-434

220880 C.J.

## GENERAL WARRANTY DEED

COMPARED

THIS AGREEMENT, Made this 2nd day of February 1923, between JOHN H. MILLER, Trustee of Tulsa, Oklahoma, party of the first part, and Fred W. Steiner party of the second part; WITNESSETH:

THAT, In consideration of the sum of Fifteen Hundred and no/100ths DOLLARS 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 22 in Block 2, EDGEWOOD 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, hereditaments 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 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 1923, 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 1923, 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 1919, filed for record with the County Clerk of Tulsa County, Oklahoma, on February 10, 1920, and signed by A. Gianakos and Moto Gianakos, his wife, Peter G. Caravasios and Marika 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, perpetual if not otherwise specified; That no residence shall be erected thereon costing less than \$4000.00, 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 within 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, commonly known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violations of the foregoing conditions and restrictions by the grantee, his heirs or assigns, shall work a forfeiture of all title in and to said lot or lots and the above conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part, his heirs and assigns, forever together with all and singular