

free and voluntary act and deed, and as the free act and deed of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year last above written.

My commission expires March 20, 1925 (SEAL) F. E. Henry, Notary Public
 Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 4, 1925 at 3:35 o'clock P. M. in
 Book 454, page 63

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

218198 C. J. COMPARED WARRANTY DEED INTERNAL REVENUE
 \$ 3.00

THIS INDENTURE, Made this 3rd day of January A. D. 1925, between G. C. Packard and
 Lula B. Packard, his wife, of Fort Smith, Arkansas, of the first part, and Henry and Emma
 Brandner of the second part:

WITNESSETH, The said parties of the first part, in consideration of Three Thousand
 & no/100 DOLLARS the receipt of which is hereby acknowledged, do by these presents grant,
 bargain, sell and convey unto the said parties of the second part their heirs and assigns,
 all of the following described real estate, situated in the County of Tulsa, and State of
 Oklahoma, to-wit: Lots 20-21-22 and 23 Block 8 Lot 3 Block 7 in East Highland, an addition
 to the City of Tulsa, Tulsa County, Oklahoma, according to the duly recorded plat of same.

To have and to hold the same, together with all and singular the tenements, heredita-
 ments and appurtenances thereunto belonging or in any wise appertaining forever, And I, the
 said G. C. Packard for myself and for my heirs, administrators and assigns, do hereby covenant
 promise and agree to and with said party of the second part, that at the delivery of these
 presents I was lawfully seized in my own right of an absolute and indefeasible state of inheri-
 tance, in fee simple, of, in and to 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 grants, titles, charges, judgments, taxes, assessments, and incumbrances of
 what nature and kind soever, except taxes due or that may become due, and that they will warrant
 and forever defend the title to the same unto said parties of the second part their heirs
 and assigns, against said party of the first part, his heirs, successors and assigns, and all
 and every person whomsoever lawfully claiming or to claim the same.

It is further stipulated, agreed and understood, that the parties of the second part,
 their heirs, executors, administrators, or assigns, shall not build any house to be used as
 a dwelling house or residence on said lot or lots to cost less than Three thousand & no/100
 Dollars. And it is understood, stipulated and agreed that this clause is for the benefit and
 protection of the grantors and of all persons who purchase lots from them in East Highland,
 an addition to the City of Tulsa, Tulsa County, Oklahoma.

It is further stipulated, agreed and understood that the parties of the second part,
 their heirs, executors, administrators or assigns, shall never sell, convey, transfer, lease
 or rent any of the above described property to a Negro or any one of Negro descent.) This
 is a limitation running with the land and is hereby accepted as such.

If the parties of the second part, their heirs, executors, administrators or assigns
 shall violate any of the restrictions in this deed in any way, either the grantors herein or
 any owner of any real estate in East Highland, an Addition to the City of Tulsa, Tulsa County,
 Oklahoma, may enforce said restrictions in any court of competent jurisdiction either by suit
 for injunction or to recover damages.

In witness Whereof, The said G. C. Packard and Lula B. Packard, his wife hereunto
 set our hands and seals this 3rd day of January A. D. 1925.

G. C. Packard
 Lula B. Packard