

229855 C.M.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That The Peoria Gardens Company, a corporation

of Tulsa County, State of Oklahoma, part 198
 of the first part in consideration of the sum of One (\$1.00) Dollar and other good and valuable con-
siderations DOLLARS -

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
Frank L. Kerstetter of Tulsa
 County, State of Oklahoma, part 198 of the second part, the following described real property and premises, situate
 in Tulsa County, State of Oklahoma, to-wit:

Lot One (1) Block Five (5) in Peoria Gardens Addition to the city of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the County Clerk of Tulsa County, Oklahoma.
 Subject, however, to the following conditions, to be in force and effect for a period of 10 years from the date of the execution of this instrument; that the said premises shall not, nor shall any part thereof be used to erect or maintain thereon any factory or business building. Any house constructed conforming to restrictions must be equipped with septic tank, until sewerage is possible; that no residence that shall cost less than \$5,000.00, including subsidiary buildings and improvements, shall be built on said premises hereby conveyed; that no building or any part thereof except steps or entrance approach without roof shall be built or extend within 35 feet of the front line and no garage, servant's quarters or other subsidiary buildings shall extend within 90 feet of the front 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, provided however, that the maintenance of servant's quarters and their use and occupation by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered a breach of this condition.

Witnessed by me

2.50

Canceller

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part 198 of the second part his heirs and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered, this 5th day of May, 1923.

Witnesses;

Attest:

Ray S. Fellows, Secretary.
 (Cor. Seal)

THE PEORIA GARDENS COMPANY, INCOR. (SEAL)
By Edward Soph, President. (SEAL)

ACKNOWLEDGMENT

STATE OF OKLAHOMA, County of Tulsa. County, ss:

Before me, Bertha Taylor, a notary Public in and for said County and State,
 on this 5th day of May, 1923, personally appeared
Edward Soph, to me known to be the identical person who subscribed the name of the maker
 thereof to the foregoing instrument as its President, and acknowledged to me that he
 executed the same as his free and voluntary act and deed and as the free and voluntary act
~~to me known to be the identical person who executed the within and foregoing instrument and acknow-~~
~~and deed of said corporation, for the uses and purposes therein set forth.~~
~~ledged to me that executed the same as free and voluntary act and deed for the~~
~~uses and purposes therein set forth.~~ IN WITNESS WHEREOF, I have hereunto set my hand and affixed
 my Notarial seal of office in said County and State the day and year last above written.

(SEAL)

Bertha Taylor,

My commission expires April 6, 1927.

Notary Public.

The foregoing instrument was filed for record on the 8 day of May, 1923
 at 9:30 o'clock A.M. Book 440. Page 236.

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