

DEED RECORD No. 440

#232604 C.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PEORIA GARDENS COMPANY, a Corporation

of Tulsa County, State of Oklahoma, parties of the first part in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Veska McFadden Swain of Tulsa County, State of Oklahoma, party of the second part, the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit: Lot Five (5), in Block Two (2), and the North Half (N $\frac{1}{2}$) of Lot Six (6) in Block Two (2), Peoria Gardens Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof,

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 except steps or entrance approach without roof shall be 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 lots or lots hereby conveyed shall ever 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* 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 party of the second part her 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 14th day of May, 1923.

Witnesses;

ATTEST:

Ray F. Fellows

(CORPORATE SEAL)

PEORIA GARDENS COMPANY (SEAL)

Secretary

By Edward Soph (SEAL)

President.

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa County, ss:

Before me, Bertha Taylor, a notary Public in and for said County and State, on this 14th 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 said corporation for the uses and purposes therein set forth. he executed the same as his free and voluntary act and deed of IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this the day (SEAL) and year last above written.

My commission expires April 6, 1927 (SEAL) Bertha Taylor Notary Public.

The foregoing instrument was filed for record on the 6th day of June, 1923, at 4:10 o'clock P.M. Book 440. Page 392.

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

or lessee of the lot or lots hereby conveyed, shall not be considered a breach of this condition