

232948 C.M.J.

WARRANTY DEED

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

of Tulsa County, State of Oklahoma, part y

of the first part in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration DOLLARS

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Vaska McFadden Swain of Tulsa

County, State of Oklahoma, part y of the second part, the following described real property and premises, situate in Tulsa County, State of Oklahoma, to-wit:

North One Hundred Twenty-five feet (125') of Lot Four (4) 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 \$5000. 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 35 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.

INTERNAL REVENUE  
\$ 1.00  
Cancelled

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 y 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 1st day of June, 1923.  
Witnesses;

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

PEORIA GARDNES COMPANY, (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 1st day of June, 1923, personally appeared 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 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 to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above set forth.  
(SEAL)

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

The foregoing instrument was filed for record on the 11 day of June, 1923 at 10:01 clock A.M. Book 440. Page 413.

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