

#233313 NS

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Peoria Gardens Company, a  
Corporation,  
 of Tulsa, County, State of Oklahoma, party  
 of the first part in consideration of the sum of One (\$1.00) Dollar and other good and valuable  
considerations ----- 1 DOLLAR ///  
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto  
D.L. Knaopenberger, 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:

Lots Six (6) and Seven (7) in Block Six (6) in Peoria Gardens Addition to the City of Tulsa, Oklahoma,  
 according to the recorded plat thereof. INTERNAL REVENUE  
 \$ 350  
 ----- Cancelled

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; no residence shall be built less than 50 feet from front property line. No garage or servant's quarters shall be built less than 90 feet from front property line. On side street no residence shall extend nearer than 35 feet from property line, and no garage or servant's quarters shall extend nearer than 60 feet from property 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.

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 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 6th day of June, 1923.  
 Witnesses;

ATTEST: Ray S. Fellows, Secretary,

(Corporate Seal)

Peoria Gardens Company (SEAL)

By Edward Soph, President. (SEAL)

## ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, Bertha Taylor, a notary Public in and for said County and State,  
 on this 6th day of June, 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,  
~~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,~~  
~~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,~~  
 used and purposes therein set forth.

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

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

The foregoing instrument was filed for record on the 15 day of June, 1923  
 at 10:00 o'clock A.M. Book 440. Page 436

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