

#233550 NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That O.S. Mason and Arta Mason, his wife,  
of Tulsa, County, State of Oklahoma, part ies  
of the first part in consideration of the sum of Twelve Hundred and 00/100  
DOLLARS  
in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto  
H.P. Dyer, 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:

Lot Fourteen (14); Block One (1), Hi-Points Addition  
to the City of Tulsa, according to the recorded plat  
thereof.

INTERNAL REVENUE  
150  
Cancelling

And the said party of the second part as a further consideration and condition of  
this deed assents and agrees by acceptance thereof, as follows; that the lot hereby  
conveyed shall not within a period of five years from this date be used for other  
than residence purposes, that no residence that shall cost less than \$3000 shall be  
built on the lot hereby conveyed, that no building or any part thereof except steps  
or entrance approach including porches, shall be built or extend within 35 ft. of  
front line, of said lot, that no part of the lot or lots hereby conveyed shall ever  
be sold or rented or occupied by any person of African descent, provided however  
that the building of a servants house to be used only by servants of the owner or  
lessee of the lot hereby conveyed, shall not be considered as abreach of the con-  
ditions hereof. Any violation of the foregoing conditions or restrictions by the  
party of the second part, his heirs and assigns, shall work a forfeiture to all  
title in and to said lot and that the above conditions and restrictions shall extend  
to and are hereby made obligatory upon the party of the second part his heirs and  
assigns for the above specified period of time.

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 15th day of June, 1923.  
Witnesses;

O.S. Mason (SEAL)  
Arta Mason (SEAL)

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:  
Before me, B.H. Johnston, a notary Public in and for said County and State,  
on this 15th day of June, 1923, personally appeared  
O.S. Mason and Arta Mason, his wife,

to me known to be the identical person s who executed the within and foregoing instrument and acknow-  
ledged to me that they executed the same as their 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) B.H. Johnston,  
My commission expires June 24, 1925. Notary Public.

The foregoing instrument was filed for record on the 18 day of June, 1923  
at 2:15 clock P.M. Book 440. Page 449.  
By Brady Brown Deputy. O.G. Weaver, County Clerk.  
( SEAL )