

234325 C.M.J.

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PEORIA GARDENS COMPANY, a corporation,  
of Tulsa County, State of Oklahoma, part V  
of the first part in consideration of the sum of Nineteen Hundred Fifty and 00/100 DOLLARS  
in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Chas. W. Ward of Tulsa  
County, State of Oklahoma, part V of the second part, the following described real property and premises, situate  
in Tulsa County, State of Oklahoma, to-wit:

Lot Eight (8); Block Six (6) Re-subdivision of  
Peoria Gardens Addition to the city of Tulsa,  
according to the recorded plat thereof.

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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 \$5000.00, including subsidiary buildings  
and improvements shall be built on said premises hereby conveyed, that no building  
or any part thereon except steps or entrance approach without roof shall be  
built or extend within 35 feet of the front line and 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 servant's  
of the owner or lessee of the lot or lots hereby conveyed, shall not be con-  
sidered 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 V 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 25th day of June, 1923  
Witnesses;

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

PEORIA GARDENS 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 25 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 such corporation for the uses and purposes therein set forth,  
to me known to be the identical person who executed the within and foregoing instrument and acknow-  
ledged to me that he is authorized and empowered by such corporation to execute said instrument.  
uses and purposes therein set forth.

-WITNESS my hand and official seal the day and year above set forth.

(SEAL)

Bertha Taylor,

My commission expires April 6, 1927.

Notary Public.

The foregoing instrument was filed for record on the 27 day of June, 1923  
at 10:00 clock A. M. Book 440. Page 489

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