

UNRECORDED

#234784 NS

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That C.A. Mayo and Allene Mayo, his wife,  
and J.D. Mayo, and Lillian Mayo, his wife,  
 of Tulsa, County, State of Oklahoma, part ies  
 of the first part in consideration of the sum of One Thousand and No/100  
----- DOLLARS  
 in hand paid, the receipt of which is hereby acknowledged, do ----- hereby grant, bargain, sell and convey unto  
C.D. Ryder and Charlotte F. Ryder, of Tulsa,  
 County, State of Oklahoma, parties of the second part, the following described real property and premises, situate  
 in Tulsa County, State of Oklahoma, to-wit: -----

Lot Eighteen (18) Block Two (2) Hi-Point<sup>e</sup> Addition to the City of Tulsa,  
 according to the recorded plat thereof.

And 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 costing  
 less than Three Thousand Dollars (\$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 feet of the  
 front line of said lot or lots hereby conveyed; that no part of the lot  
 hereby conveyed shall ever be sold or rented to 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 con-  
 veyed shall not be considered as a breach of the conditions 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 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 parties of the second part their 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 29th day of June, 1923.  
 Witnesses;

C.A. Mayo, (SEAL)  
Allene Mayo,  
J.D. Mayo, (SEAL)  
Lillian Mayo,

## ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, Elouise Hanley, a notary Public in and for said County and State,  
 on this 29th day of June, 1923, personally appeared  
C.A. Mayo and Allene Mayo, his wife, and J.D. Mayo, and Lillian Mayo,  
his wife,

to me known to be the identical persons 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))

My commission expires April 12, 1926. Elouise Hanley Notary Public.

The foregoing instrument was filed for record on the 2 day of July, 1923  
 at 4 o'clock P.M. Book 440. Page 511

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