

#235605 NS COMPARED

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 considerations

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

C. G. Garrett, 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:

South Half (S $\frac{1}{2}$) of Lot Two (2), in Block Three (3), in Peoria Gardens Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the amended 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 shall cost less than \$5,000.00, including subsidiary buildings and improvements, shall be built on said premises hereby conveyed; that no residence shall extend nearer than 35 feet from front property line and no garage or servant's quarters shall extend nearer than sixty feet from front 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.

INTERNAL REVENUE

\$2.00

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 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 7th day of July, 1923.

Witnesses;

(Corporate Seal)

ATTEST: Ray Fellows, Secretary.

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 7th day of July, 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 day and year last above written.

(SEAL)

My commission expires April 6, 1927.

Bertha Taylor,

Notary Public.

The foregoing instrument was filed for record on the 13 day of July, 1923.

at 9:30 o'clock A.M. Book 440. Page 557.

By Brady Brown Deputy.

O.G. Weaver,

County Clerk.

(SEAL)