

COMPARED

successors and assigns, consents and agrees to this reservation and condition, as well as to the reservation, conditions, and agreements hereinafter set out, and the said Seller further, excepting and reserving unto himself, his heirs and assigns, the oil, gas, fire clay, coal and all other minerals lying in and under the premises hereinafter described, does hereby bargain, sell, convey and confirm unto the Purchaser, his heirs, successors, and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma, to-wit:-

Lot Number Thirteen (13) Block Number One (1) in the Oak Ridge Addition to the City of Sand Springs Oklahoma.

These premises restricted to residence purposes only to cost not less than \$2500.00 to be built not closer than 30 feet from the West property line. Purchaser to pay any and all taxes and assessments levied by public authority that may become a lien on said premises after the expiration of the year 1922.

according to the recorded plat of Sand Springs, Oklahoma, made by W. H. Hendren, Civil Engineer, and certified under date of 17th of June, 1911, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma on the 19th day of July, 1911.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances therewith belonging or in any wise appertaining, and warrant the title to the same, unto the said purchaser, his heirs, successors and assigns, forever, subject nevertheless to the conditions and reservations and agreements hereinbefore and hereinafter set forth, according to the true intent and meaning thereof.

And the seller, for himself, and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns that the said premises are free, clear and discharged of and from all former grants charges, except for improvements as hereinafter stated, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature and kind. And the said purchaser for himself, his heirs, successors and assigns, does further covenant and agree to and with the seller, his assigns, as follows:

447 First: That the purchaser, his heirs, successors or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of gun powder glue, varnish, ink, turpentine, or for the boiling of bones, or for the dressing, tanning, or preparing of skins, hides, or leather, or for any distillery or brewery, oil or lamp-black factory, or any dangerous, noxious or unwelcome establishment, business or trade whatsoever which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment, business or trade.

Second: And the purchaser, for himself, his heirs, successors, and assigns, does hereby further covenant and agree that when, in the judgment of the seller, the installation of sewers and sidewalks, and other public improvement become necessary, or advisable, the seller, at his option, shall have the right to install such system of sewers, sidewalks, and other public improvements as in his judgment is necessary and advisable, and assess the just pro-rata cost against the lots benefited or affected thereby, and purchaser for himself, his heirs, successors and assigns, covenant and agrees that upon the installation of such sewers, sidewalks and public improvements on either of them, he will thereupon pay his proportionate part of the costs of the same ascertained as aforesaid. The within land is no part of My Homestead, and has never been occupied as such.

IN WITNESS WHEREOF, I have hereunto set my hands the day and year first above written.

Chas. Page